

This instrument was prepared by: Mike T. Atchison, Attorney at Law, Inc.
P.O. Box 822
Columbiana, AL 35051

Send Tax Notice to:
Wade Ward
2233 Victory Way
Calera AL 35040

CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY-FIVE THOUSAND AND NO/100 -----DOLLARS (\$75,000.00)** and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Hilda Moon, a single woman; Cody Moon, a married man; and Shannon Sisco, a married woman

(herein referred to as grantor) grant, bargain , sell and convey unto

Wade Ward and Robin Ward

(herein referred to as grantees), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way of record.

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #20130712000284190, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

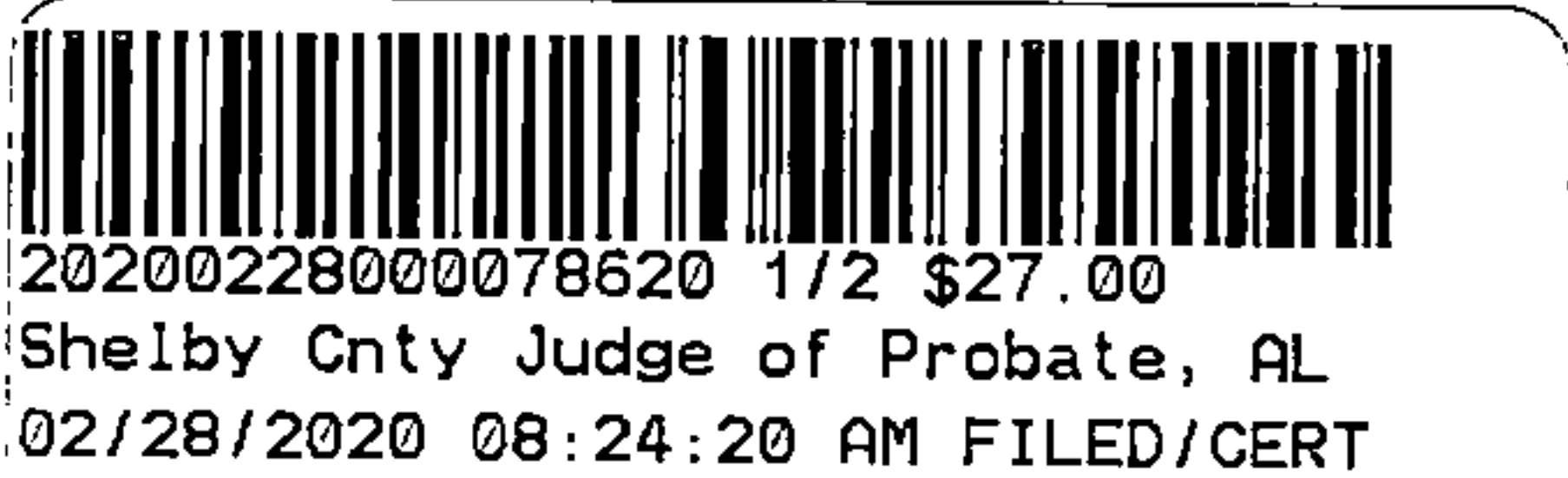
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 day of Feb., 2020

Hilda Moon
Hilda Moon

Cody Moon
Cody Moon

Shannon Sisco
Shannon Sisco



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Hilda Moon, Cody Moon, and Shannon Sisco**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of February 2020

Morgan Sanders
Notary Public

My commission expires: 1/11/2022

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel B: Commence at a 6" iron concrete post accepted as the Northeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama; thence proceed South 03° 01' 17" East along the East boundary of said quarter-quarter section for a distance of 279.0 feet to a fence, said point being the point of beginning. From this beginning point proceed North 42° 28' 31" East along a fence for a distance of 98.92 feet (set ½" rebar); thence proceed North 37° 30' 49" East along a fence for a distance of 57.44 feet (set ½" rebar); thence proceed North 59° 41' 17" East along a fence for a distance of 28.74 feet (set ½" rebar); thence proceed North 21° 42' 59" West for a distance of 248.15 feet (set ½" rebar); to a point on the Southerly boundary of Victory Way (15 foot gravel road); thence proceed South 84° 56' 33" West along the Southerly boundary of said road for a distance of 93.62 feet; thence proceed South 89° 19' 18" West along the southerly boundary of said road for a distance of 122.10 feet; thence proceed South 87° 26' 11" West along the Southerly boundary of said road for a distance of 94.84 feet; thence proceed South 77° 35' 47" West along the Southerly boundary of said road for a distance of 12.29 feet; thence proceed South 14° 43' 22" East for a distance of 66.09 feet; thence proceed South 22° 56' 07" West for a distance of 37.92 feet; thence proceed South 81° 25' 03" West for a distance of 33.68 feet; thence proceed North 43° 30' 59" West for a distance of 109.07 feet to a point on the southerly boundary of said Victory Way; thence proceed South 16° 42' 28" East for a distance of 201.75 feet; thence proceed South 10° 39' 10" East along an old fence for a distance of 103.01 feet; thence proceed South 04° 13' 12" West along an old fence for a distance of 52.09 feet; thence proceed South 00° 59' 17" West along an old fence for a distance of 49.86 feet; thence proceed South 21° 21' 22" East along an old fence for a distance of 82.59 feet; thence proceed South 26° 40' 11" East along an old fence for a distance of 80.41 feet; thence proceed South 19° 35' 13" East for a distance of 49.24 feet; thence proceed North 43° 00' 09" East along a fence for a distance of 81.33 feet (set ½" rebar); thence proceed North 37° 31' 35" East along a fence for a distance of 74.42 feet (set ½" rebar); thence proceed North 42° 26' 19" East along a fence for a distance of 124.30 feet (set ½" rebar); thence proceed North 42° 28' 31" East along an old fence for a distance of 79.97 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southeast one-fourth, the Southwest one-fourth of the Northeast one-fourth, the Southeast one-fourth of the Northeast one-fourth, and the Northeast one-fourth of the Southeast one-fourth of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama and contains 4.3 acres.

