

20200819000360930
08/19/2020 02:44:57 PM
CORDEED 1/3

Send tax notice to:
40387 Hwy 25
Harpersville, Alabama 35078
CHL2000155

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Paul L. Brooks and Ruth S. Brooks, Husband and Wife**, whose mailing address is: P.O. Box 400, Harpersville, AL 35078 (hereinafter referred to as "Grantors"), by **Ward Smith and Wanda Smith** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 1 degrees 12 minutes 27 seconds East, a distance of 16.59 feet to the point of beginning; thence continue South 57 degrees 23 minutes 18 seconds East, a distance of 346.87 feet to the Westerly right of way line of Alabama Highway No. 25, right of way varies; thence North 28 degrees 50 minutes 16 seconds East and along said right of way line, a distance of 206.62 feet; thence North 27 degrees 37 minutes East and along said right of way line, a distance of 217.36 feet; thence North 04 degrees 56 minutes 40 seconds East and along said right of way line, a distance of 172.27 feet; thence North 16 degrees 36 minutes 37 seconds East and along said right of way line, a distance of 128.45 feet; thence North 02 degrees 48 minutes 32 seconds East and along said right of line, a distance of 65.26 feet; thence South 88 degrees 43 minutes 34 seconds West and leaving said right of way line, a distance of 525.55 feet to the Southerly right of way line of CXS Transportation Railroad 100 feet right of way; thence South 56 degrees 58 minutes 53 seconds West and along said right of way line, a distance of 37.75 feet to the point of beginning. Said parcel containing 7.00 acres, more or less.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THE PURPOSE OF THIS CORRECTIVE DEED IS TO CORRECT THE LEGAL DESCRIPTION OF THE PROPERTY ACCORDING TO THAT CERTAIN SURVEY, DATED 4/27/2017 AND ATTACHED AS EXHIBIT A.

DEED THAT REQUIRES CORRECTION WAS RECORDED ON June 11, 2020 AS 20200611000238860. FULL DEED TAX WAS PAID AT THE TIME OF RECORDING. NO FURTHER CORRECTIONS ARE MADE OR INTENDED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Paul L. Brooks and Ruth S. Brooks have hereunto set their signature(s) and seal(s) on August 18th, 2020.

Paul L. Brooks
Paul L. Brooks

Ruth S. Brooks
Ruth S. Brooks

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul L. Brooks and Ruth S. Brooks, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of August, 2020.

C. Blake Dobbins

Notary Public
Print Name: C. Blake Dobbins
Commission Expires:

(NOTARIAL SEAL)

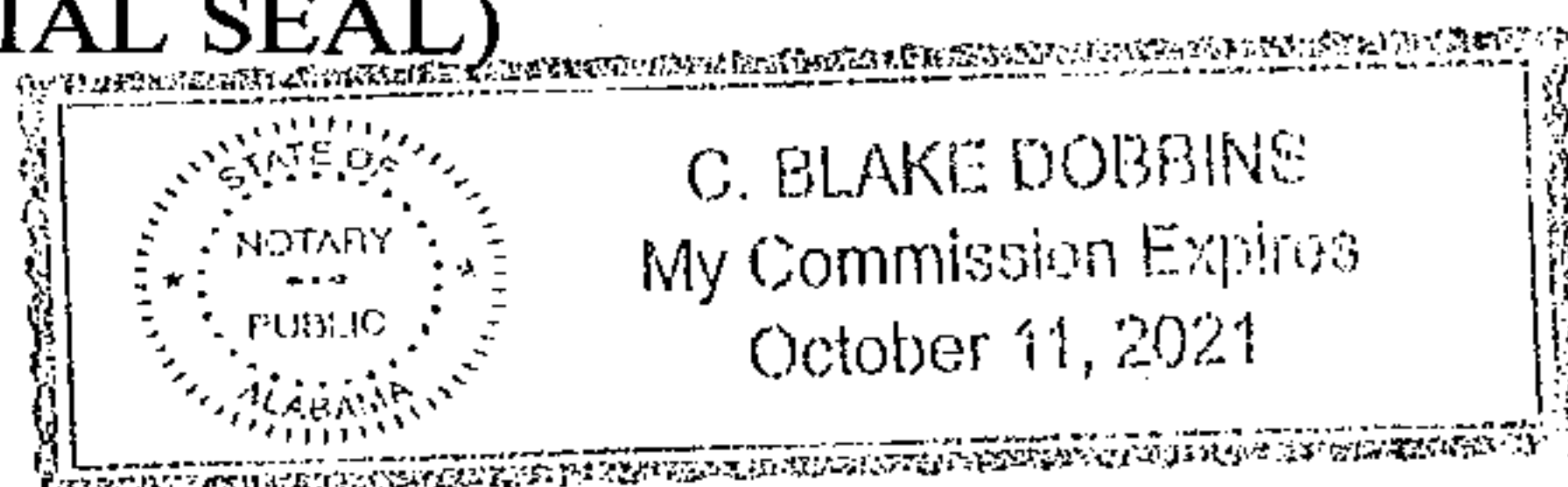
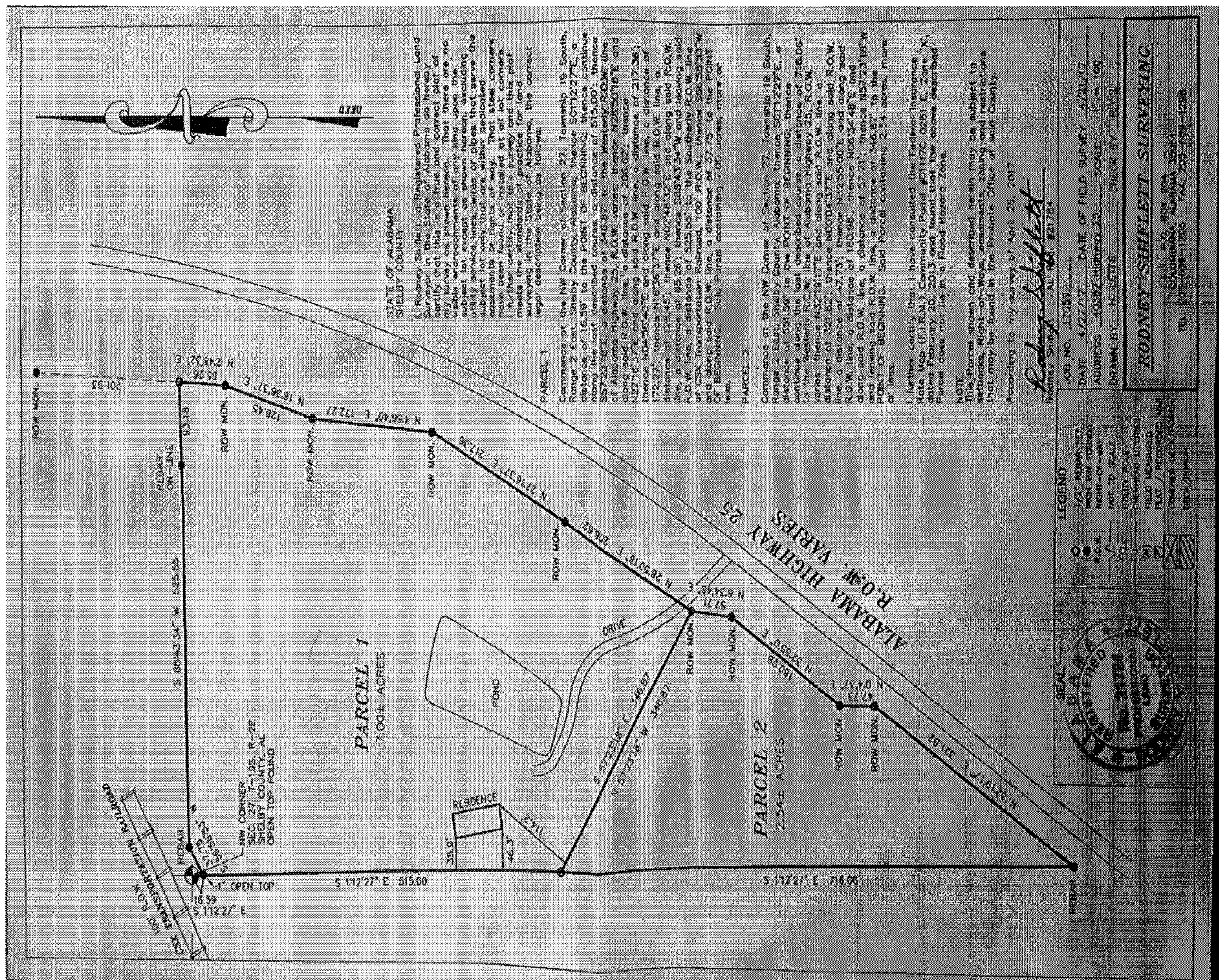


Exhibit A



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2020 02:44:57 PM
\$29.00 CHERRY
20200819000360930

Allie S. Beryl