

20210706000326130
07/06/2021 01:12:57 PM

This instrument was prepared by:
B. BOOZER DOWNS, JR.
Downs and Associates, LLC
20038 Highway 11
Woodstock, Alabama 35188
(205) 938-0403
CD21-177

CORDEED 1/3

Send tax notice to:
Todd Goggins
10185 Crowley Drive
Woodstock, Alabama 35188

Correcting instrument # 20080818000331440

****RE-RECORD TO CORRECT LEGAL DESCRIPTION****

STATE OF ALABAMA) **CORRECTION**
: **QUIT CLAIM DEED**
SHELBY COUNTY)

KNOW ALL NEW BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Jason Ross, a married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **William T. Ross**, (hereinafter referred to as Grantee), all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

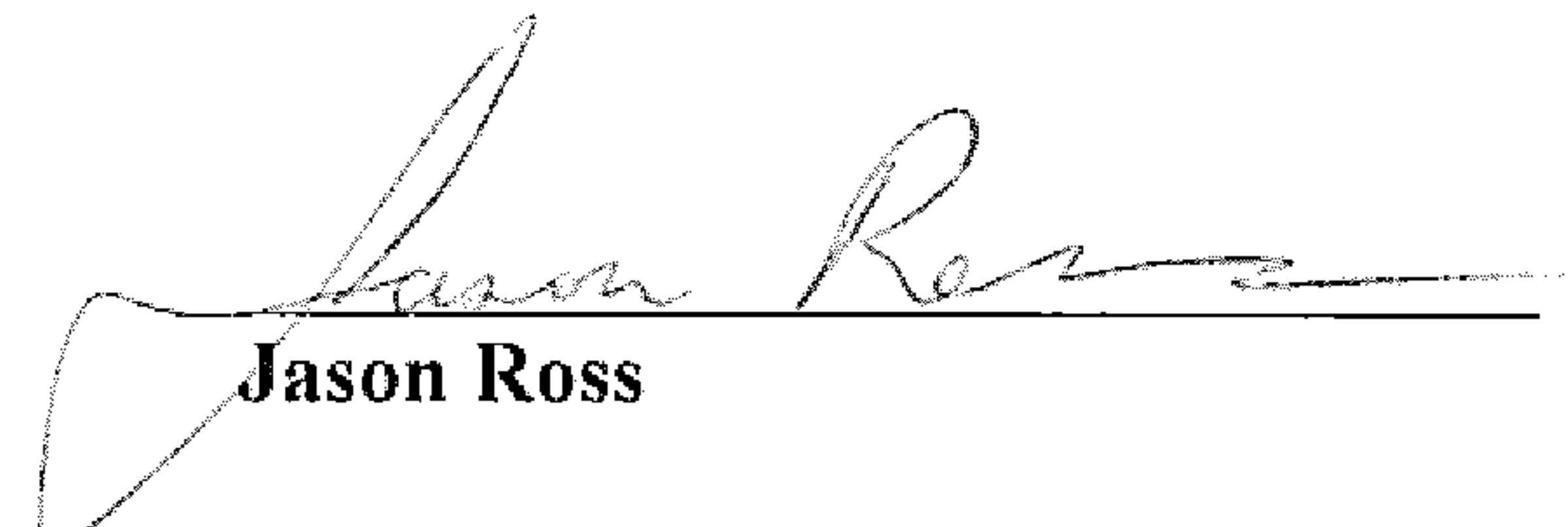
Subject to:

1. Ad valorem taxes due and payable October 1, 2021.
2. All restrictions, easements, rights of parties in possession, encroachments, liens for services, labor or materials, taxes or special assessments, building lines.
3. Easements, encroachments, rights of way, building setback lines, as shown on recorded plat.

****Grantor certifies this is not his homestead or the homestead of his spouse.****

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 1st day of July, 2021.

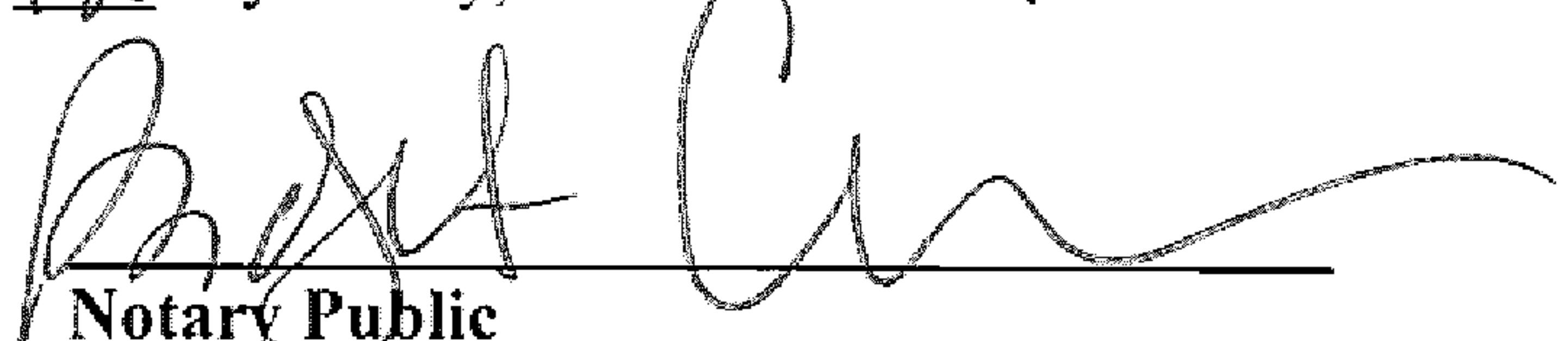


Jason Ross

STATE OF ALABAMA §
§
COUNTY OF BIBB §

I, the undersigned authority, a Notary Public in and for the County, in said State, hereby certify that **Jason Ross**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

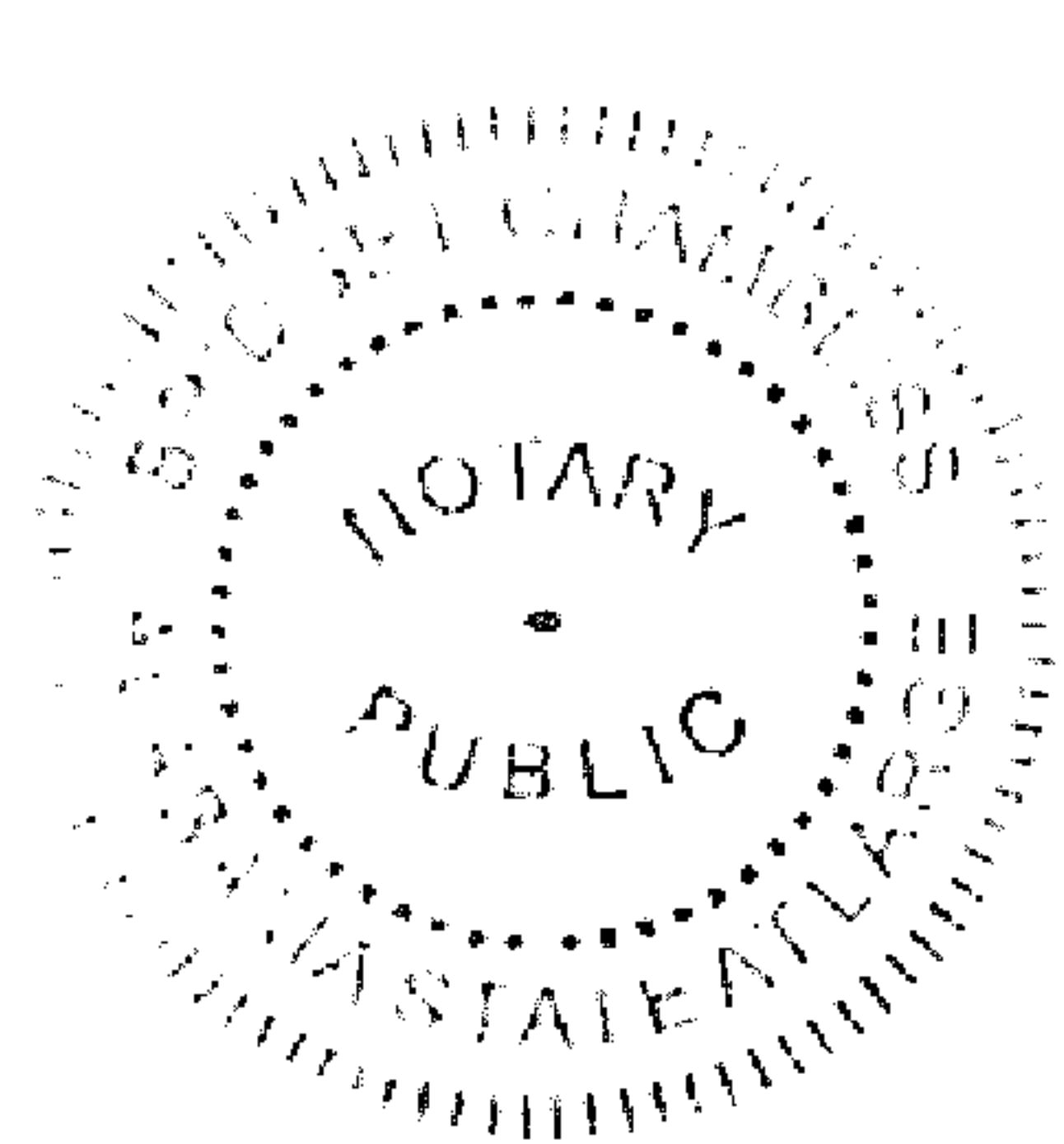
Given under my hand and official seal this 1st day of July, 2021.



Notary Public

BRIDGET CHAMBLISS

My Commission Expires: Notary Public, Alabama State At Large
My Commission Expires 05/05/2024



Grantor's Name: Jason Ross
Mailing Address: 129 Park Hill Drive
Dawsonville, GA 30534

Grantee's Name: William T. Ross
Mailing Address: 174 Ross Drive
Bessemer, AL 35022

Property Address: 174 Ross Drive
Bessemer, AL 35022

Date of Correction: July 1, 2021

EXHIBIT A

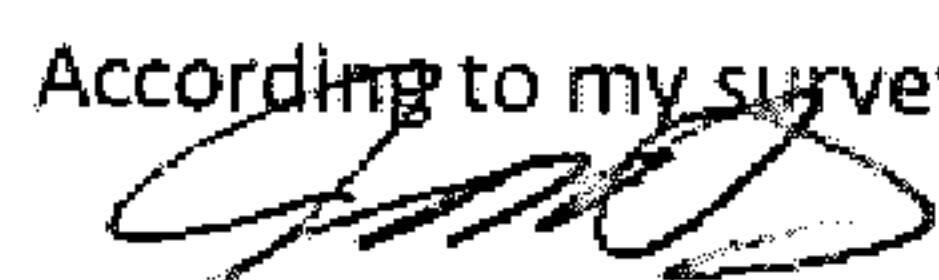
STATE OF ALABAMA
SHELBY COUNTY

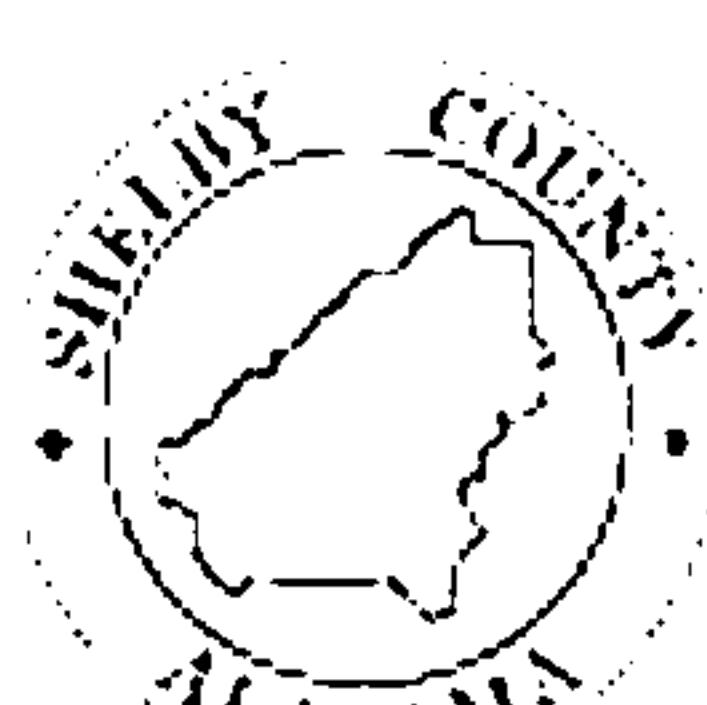
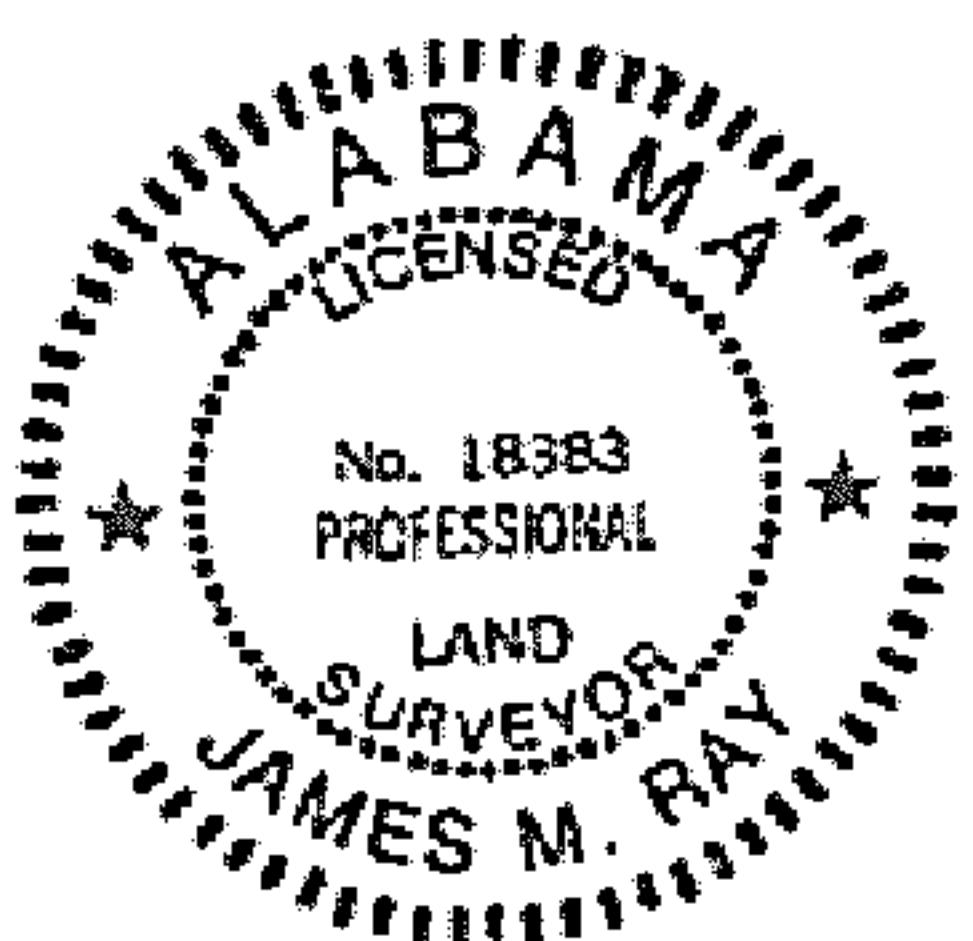
I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Commence at a $\frac{1}{2}$ " capped rebar in place being the Southeast corner of the Southeast one-fourth of the Southeast one-fourth of Section 12, Township 20 South, Range 4 West, Shelby County, Alabama; thence proceed South $89^\circ 34' 18''$ West along the South boundary of said quarter-quarter section for a distance of 296.30 feet (FOUND $\frac{1}{2}$ " rebar, said point being the point of beginning. From this beginning point continue South $87^\circ 34' 18''$ West along the South boundary of said quarter-quarter section for a distance of 545.93 feet (found rebar; thence proceed North $53^\circ 19' 15''$ East for a distance of 458.52 feet (FOUND 2 PIPE); thence proceed South $35^\circ 20' 29''$ East for a distance of 307.18 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 12, Township 20 South, Range 4 West, Shelby County, Alabama and contains 1.61 acres, being the same as described in Instrument #20080425000170830 in the Office of the Judge of Probate of Shelby County, Alabama.

AND ALSO GRANTED A 30 FOOT ingress and egress easement being 15 feet in equal width on each side of the following described line: Commence at a $\frac{1}{2}$ " capped rebar in place being the Southeast corner of the Southeast one-fourth of the Southeast one-fourth of Section 12, Township 20 South, Range 4 West, Shelby County, Alabama; thence proceed South $87^\circ 34' 18''$ West along the South boundary of said quarter-quarter section for a distance of 296.30 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence continue South $87^\circ 34' 18''$ West along the South boundary of said quarter-quarter section for a distance of 545.93 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence proceed North $53^\circ 19' 15''$ East for a distance of 17.1 feet to the centerline of said 30 foot ingress and egress, said point being the point of beginning. From this beginning point proceed South $88^\circ 48' 07''$ West along the centerline of said easement for a distance of 624.10 feet to the East right-of-way of Highway 52 and the termination of said easement.

According to my survey this the 28th day of June, 2021.


James M. Ray, Ala. Reg. No. 18383
Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2021 01:12:57 PM
\$29.00 CHERRY
20210706000326130

Allen S. Ray