

20211005000485280
10/05/2021 11:04:36 AM
CORDEED 1/2

**CORRECTIVE DEED 20210907000435630.
For Correction of Legal Description.**

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Joshua Turner
270 Country Hills Rd.
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Five Thousand Dollars and No Cents (\$605,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Phillip M. Edwards and Tammy M. Edwards, husband and wife, whose mailing address is:

521 Industrial Park Rd., Montevallo, AL 35115

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Joshua Turner, whose mailing address is:

270 Country Hills Rd., Montevallo, AL 35115

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Beginning at the southwest corner of the SE 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama and run thence easterly along the south line of said 1/4 1/4 section a distance of 669.38 feet to a point; thence turn an deflection angle of 94 deg. 24 min. 47 sec. to the left and run northerly a distance of 350.68 feet to a point; thence turn a deflection angle of 80 deg. 35 min. 11 sec. to the left and run Westerly a distance of 646.86 feet to a point in the centerline of a chert road named Country Ridge Road; thence turn a deflection angle of 90 deg. 43 min. 52 sec. to the left and run southerly along the centerline of said road a distance of 349.68 feet to the point of beginning.

LESS AND EXCEPT the right of ways for Country Ridge Road and the sixty foot (60.0 foot) wide easement named Country Hills Road. All being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 5th day of October, 2021.

Phillip Edwards
Phillip M. Edwards

Tammy M. Edwards
Tammy M. Edwards

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Phillip M. Edwards and Tammy M. Edwards, husband and wife is/are signed to the foregoing conveyance, and who is/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 the 5th day of October, 2021.

Deana Suttles
Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2021 11:04:36 AM
\$26.00 JOANN
20211005000485280

Allie S. Bayl