

Send tax notice to:
OMER LEE BURNETT, III and JESSICA MCMAHEN BURNETT
0 ROCK SCHOOL ROAD
HARPERSVILLE, AL 35078

20220211000061070
02/11/2022 10:14:52 AM
CORDEED 1/2

THIS DEED IS RECORDED TO REPLACE THAT DEED DATED JUNE 18, 2021 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN INSTRUMENT 20210624000307240 ON JUNE 24, 2021. SAID DEED IS DEFECTIVE DUE TO THE LEGAL DESCRIPTION CONTAINING ERRORS. THE CORRECT LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A".

**CORRECTIVE
WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Four Hundred Fifty-Five Thousand and 00/100 (\$455,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **AJAY P. PATEL and RUPA A. PATEL, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **OMER LEE BURNETT, III and JESSICA MCMAHEN BURNETT**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

\$364,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 4th day of January, 2022.

Ajay P Patel
AJAY P. PATEL

Rupa A Patel
RUPA A. PATEL

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **AJAY P. PATEL and RUPA A. PATEL** 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 2022.

David S. Snoddy
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SLF 21-135

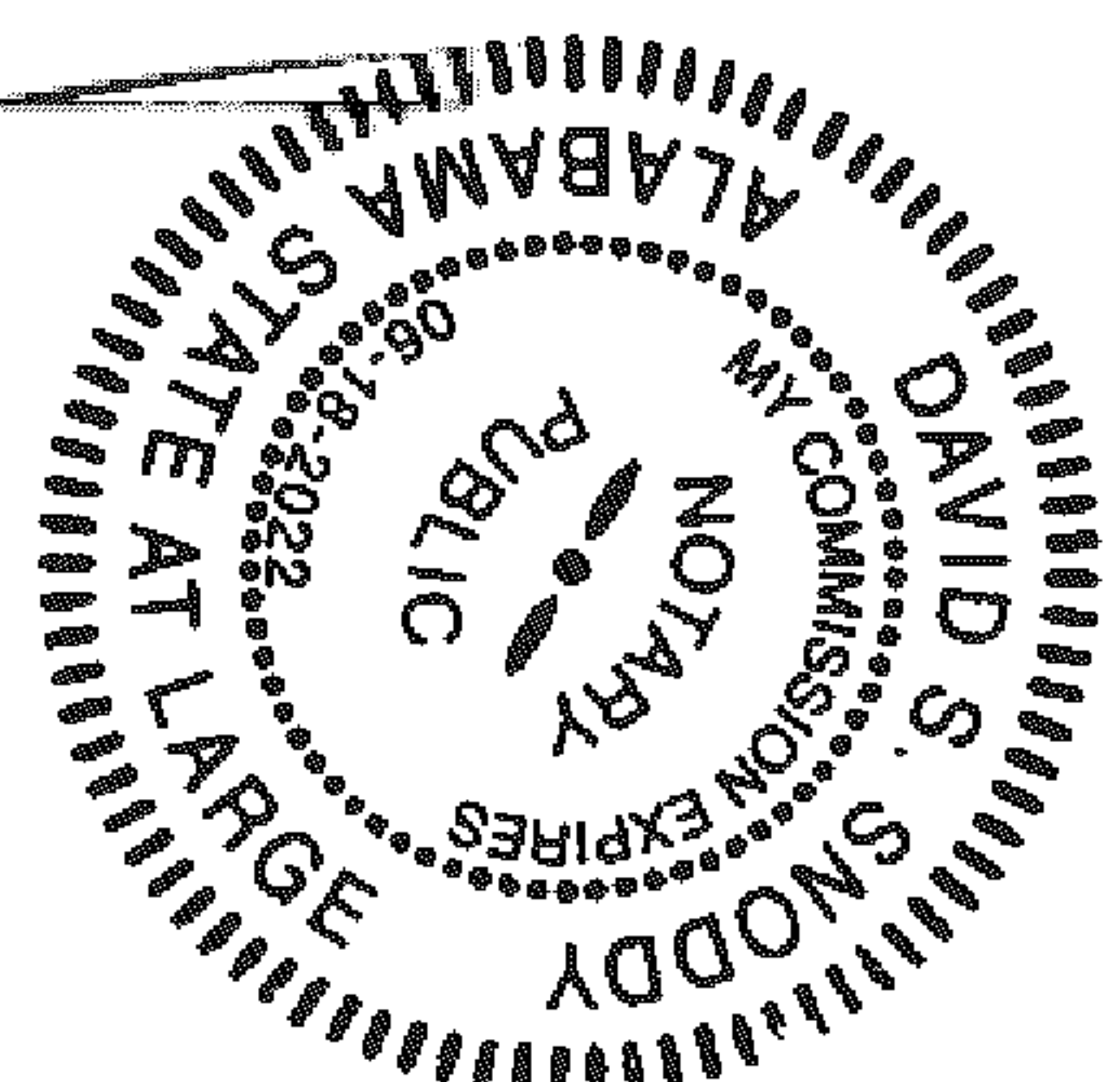


EXHIBIT A

Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 19 South, Range 1 East; thence run North along the East line of the said 1/4-1/4 and its extension for a distance of 3963.20 feet; thence turn an angle to the left of 92 degrees 11 minutes 07 seconds and run West for a distance of 297.63 feet to a point on the Southeast right of way of Shelby County Road 450; thence turn an angle to the left of 41 degrees, 02 minutes, 18 seconds and run Southwest along the said right of way for a distance of 146.99 feet to the point of commencement of a curve to the right having a central angle of 22 degrees, 58 minutes and a radius of 522.25 feet; thence run along the arc of said curve for a distance of 209.34 feet; thence run along the tangent if extended to said curve for a distance of 113.39 feet to the point of commencement of a curve to the left having a central angle of 12 degrees, 40 minutes and a radius of 1006.13 feet; thence run along the arc of said curve for a distance of 222.43 feet; thence run along the tangent if extended to said curve for a distance of 150.16 feet to the point of commencement of a curve to the left having a central angle of 22 degrees, 26 minutes and a radius of 247.35 feet; thence run along the arc of said curve for a distance of 96.85 feet; thence run along the said tangent if extended to said curve for a distance of 250.35 feet to the point of commencement of a curve to the right having a central angle of 14 degrees, 42 minutes, 20 seconds and a radius of 843.71 feet; thence run along the arc of said curve for a distance of 216.55 feet; thence run along the tangent if extended to said curve for a distance of 281.65 feet to the point of commencement of a curve to the right having a central angle of 15 degrees, 17 minutes, 30 seconds and a radius of 700.43 feet; thence run along the arc of said curve for a distance of 186.94 feet; thence run along the tangent if extended to said curve for a distance of 15.38 feet to the point of commencement of a curve to the right having a central angle of 33 degrees 41 minutes 27 seconds and a radius of 139.19 feet; thence run along the arc of said curve for a distance of 81.85 feet; thence turn an angle to the left from the tangent if extended to said curve of 99 degrees, 11 minutes, 02 seconds and run South for a distance of 1355.36 feet to a point on the North right of way of the CSX railroad; thence turn an angle to the left of 64 degrees, 58 minutes, 52 seconds and run Southeast for a distance of 442.38 feet; thence turn an angle to the right of 01 degree, 24 minutes 01 second and run Southeast for a distance of 211.32 feet to the point of commencement of a curve to the right of 24 degrees, 17 minutes, 41 seconds and a radius of 1223.98 feet; thence run along the arc of said curve for a distance of 519.00 feet; thence run along the tangent if extended to said curve for a distance of 217.92 feet; thence turn an angle to the right of 01 degree, 58 minutes, 31 seconds and run Southeast for a distance of 500.47 feet to the point of commencement of a curve to the left having a central angle of 07 degrees, 36 minutes, 10 seconds and run East for a distance of 109.68 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/11/2022 10:14:52 AM
\$26.00 CHERRY
20220211000061070

Allie S. Beyle