

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 211573

Send Tax Notice To: David L. Zemgast
Janet L. Zemgast
134 Loon Dr.
Wilsonville, AL 35186

CORRECTIVE WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Ninety Thousand Dollars and No Cents (\$690,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Timothy F Page and LeVon Page, a married couple, whose mailing address is** _____ (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David L. Zemgast and Janet L. Zemgast, whose mailing address is 134 Loon Dr., Wilsonville, AL 35186** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 134 Loon Dr., Wilsonville, AL 35186**; to wit;

Parcel 1:

Commence at the Northwest corner of Section 24, Township 21 South, Range 1 East; thence run S 00 degrees, 10 minutes W for 745.89 feet; thence run S 56 degrees, 18 minutes E for 880.45 feet to the point of beginning; thence continue along last said course for 431.68 feet to the West bank of the Coosa River; thence run N 23 degrees, 36 minutes E along the bank of said river for 208.54 feet; thence run N 68 degrees, 05 minutes W for 236.32 feet; thence run N 36 degrees, 00 minutes W for 250.0 feet; then ce run S 17 degrees, 32 minutes W for 253.83 feet to the point of beginning.

ALSO, a 30-foot-wide easement for ingress and egress:

Commence at the Northwest corner of Section 24, Township 21 South, Range 1 East; thence run S 00 degrees, 10 minutes W for 745.89 feet; thence run S 56 degrees, 18 minutes E for 880.45 feet; thence run N 17 degrees, 32 minutes, E for 235.18 to the point of beginning of the centerline of a 30-foot easement; thence run N 36 degrees, 00 minutes W for 453.1 feet to the point of ending.
Situating and lying in Shelby County, Alabama.

Parcel 2:

Commence at the Northwest Corner of Section 24, Township 21 South, Range 1 East, thence S 00 degrees 10 minutes 00 seconds W a distance of 745.88 feet; thence S 56 degrees 18 minutes 00 seconds E a distance of 836.06 feet to point of beginning; thence S 56 degrees 18 minutes 00 seconds E a distance of 475.07 feet; thence N 72 degrees 58 minutes 15 seconds W a distance of 214.81 feet; then ce N 48 degrees 40 minutes 13 seconds W a distance of 16.16 feet; thence N 87 degrees 35 minutes 58 seconds W a distance of 26.46 feet; thence N 68 degrees 23 minutes 11 seconds W a distance of 26.03 feet; thence N 52 degrees 55 minutes 22 seconds W a distance of 265.20 feet; thence S 72 degrees 14 minutes 22 seconds W a distance of 31.78 feet; thence N 41 degrees 39 minutes 02 seconds W a distance of 25.15 feet; thence N 85 degrees 30 minutes 37 seconds E a distance of 131.90 feet; which is the point of beginning. Situated and lying in Shelby County, Alabama.

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

*Note: This deed is given to correct that certain Warranty Deed dated August 13, 2021 and recorded August 25, 2021 as Instrument Number 20210825000413530 in the Office of the Judge of Probate of Jefferson County, Alabama. Said deed contained an error in the legal description that omitted parcel 2.

\$548,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the 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, 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of FEB, 2022.

Timothy F. Page
Timothy F Page

State of Alabama

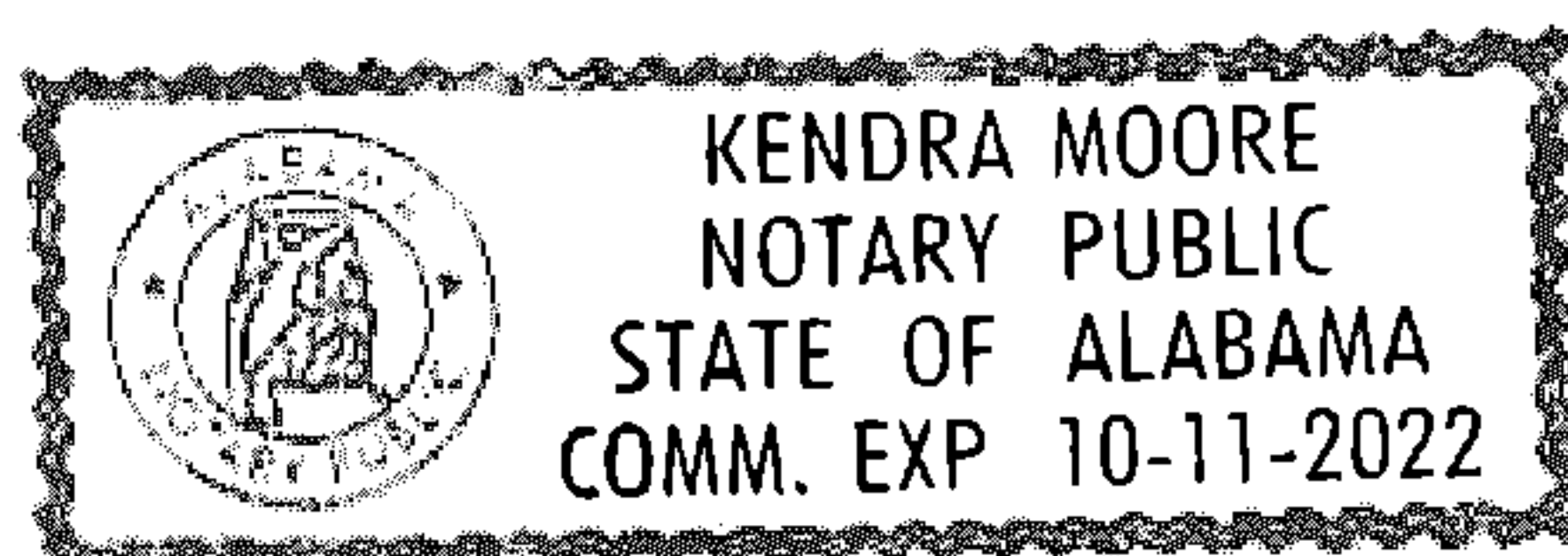
County of Shelby


I, Kendra Moore, a Notary Public in and for the said County in said State, hereby certify that Timothy F Page, whose name(s) 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 the 23rd day of February, 2022

Kendra Moore
Notary Public, State of Alabama

My Commission Expires: 10-11-2022



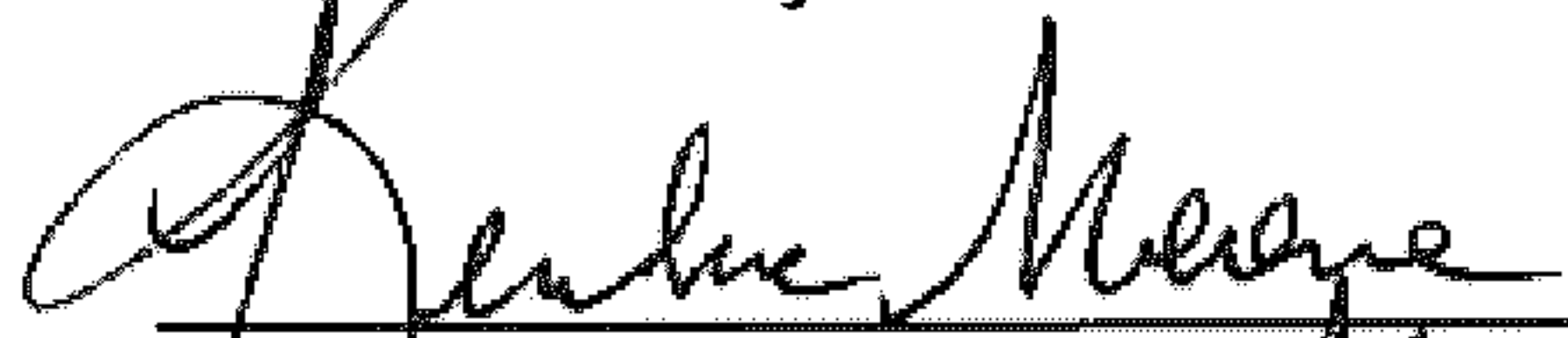

LeVon Page

State of Alabama

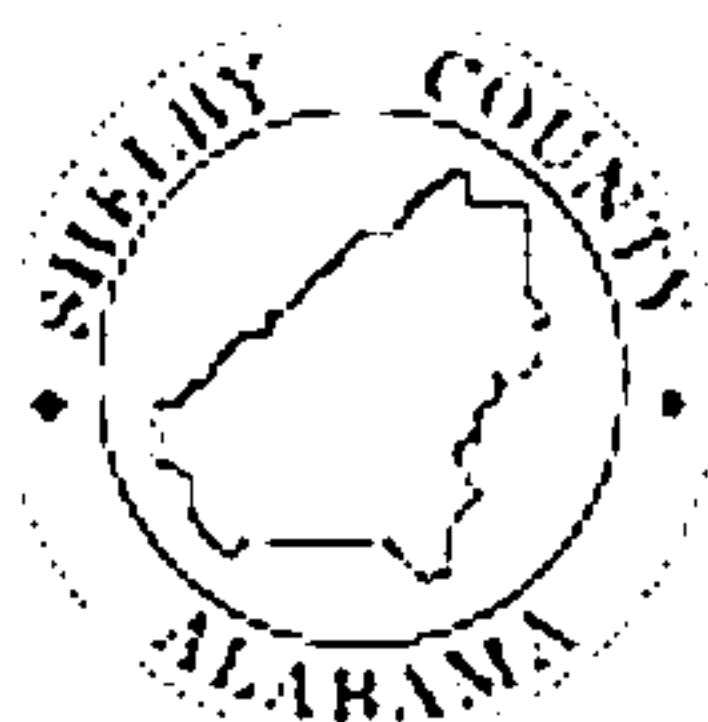
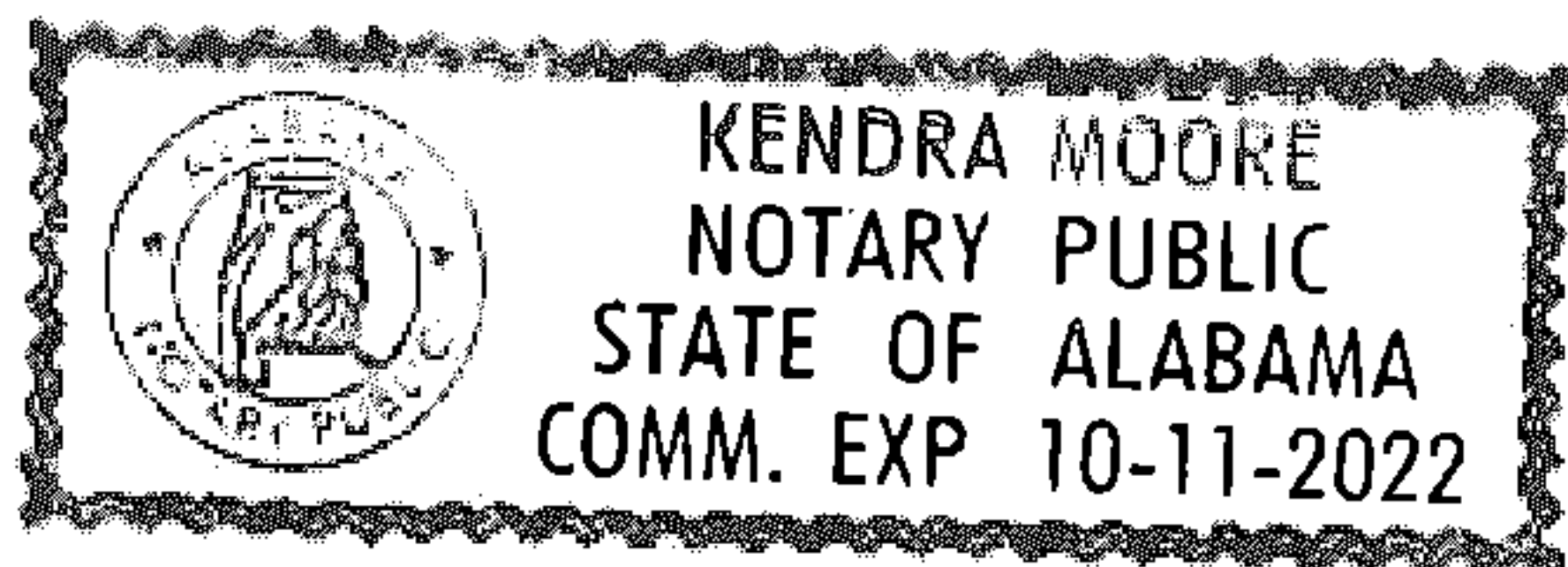
County of Shelby

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Given under my hand and official seal this the 23rd day of February, 2022


Notary Public, State of Alabama

My Commission Expires: 10-11-2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2022 10:57:30 AM
\$29.00 CHERRY
20220225000081250

