



20220413000153320 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
04/13/2022 03:36:29 PM FILED/CERT

This instrument was prepared without benefit of title evidence by:

William R. Justice, P.O. Box 587, Columbiana, AL 35051

## **CORRECTIVE STATUTORY WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**      **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 Dollars (\$1.00) the undersigned Russell D. Warren, personal representative of the estate of Frances J. Warren, deceased, probated in Case No. PR-2018-000365 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR) pursuant to the power given to him in said will does grant, bargain, sell and convey to William R. Justice (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

The real property known as the H. R. Justice Store property in Calcis, Alabama, more particularly described as follows:

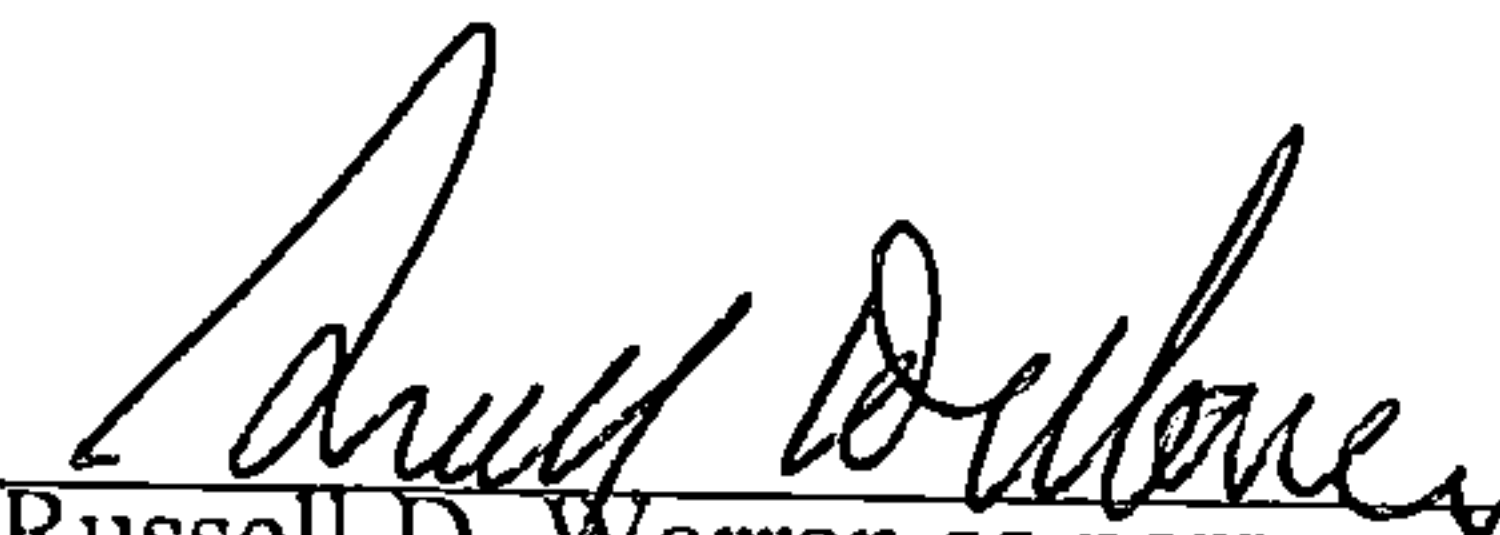
Commencing at the Southwest Corner of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 33, Township 18 South, Range 2 East, and running N 00 deg. 37 min. 22 sec. W 420.00 feet the point of beginning of the following described lot which is hereby conveyed: then turn right and run in an easterly direction 149.00 feet to the intersection of the right of way of Central of Georgia Division of Southern Railway and the Harpersville-Calcis County Road; then turn left and run in a northwesterly direction a distance of 179.96 feet to a point on the West boundary line of said forty acres, said point being marked by a set  $\frac{1}{2}$ " rebar capped Clinkscales on the southerly right of way line of Alabama Highway No. 25, being on a curve to the left having a radius of 1007.02 feet, a chord of 192.30 feet, and a chord bearing of N 64 deg. 05 min. 39 sec.; then turn left and run along said curve for a distance of 192.59 feet to the centerline of Spring Creek; then turn left and run southerly along the centerline of Spring Creek to a point on the westerly extension of the south line described above; then turn left and run N. 59 deg. 50 min. 13 sec. E along said extension 42.32 feet to the point of beginning. Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

**This deed is given to correct the description contained in the deed recorded as Instrument # 20211103000533240 in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal this 11<sup>th</sup>

day of April, 2022.

  
Russell D. Warren as personal representative



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STATE OF Florida  
COUNTY OF Escambia

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Russell D. Warren, whose name as personal representative of the estate of Frances J. Warren, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of April, 2022.



Jenny Jo Peabody  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG299150  
Expires 2/6/2023

Jenny Jo Peabody  
Notary Public

My commission expires 02 - 06 - 2023



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