

THIS INSTRUMENT PREPARED BY JAMES F. BURFORD III, ATTORNEY AT LAW, 1318
ALFORD AVENUE, SUITE 101, HOOVER, AL. 35226

SEND TAX NOTICE TO MEADOW VIEW APARTMENTS,
LLC P.O. BOX 801 PELHAM, AL. 35124

STATE OF ALABAMA)

SHELBY COUNTY)

CORRECTIVE DEED

KNOW ALL MEN BY THESE PRESENTS; that on July 12, 2012, Mickey Hardy Sr. and Mickey Hardy Jr. (Grantors) did convey certain real property located in Shelby County, Alabama (Property) by Inst. #20120711000247680 in the Probate Office of Shelby County, Alabama (the Original Deed) to Meadow View Apartments, LLC (Grantee).

Grantee has discovered that the legal description contained in the Original Deed for the Property conveyed therein is in error by virtue of Survey done by Steven J. Clinkscales/Clinkscales Land Surveying, LLC dated 4-18-2022 and revised 4-22-2022 under job number 22-187. A copy of said Survey is attached hereto and incorporated by reference herein as Exhibit A.

NOW, THEREFORE, in consideration of the premises and for the considerations recited in the Original Deed, Grantee has requested that Grantors execute this corrective deed in order to update the chain of title with respect to the Property with respect to the legal description of the Property, accordingly, Mickey Hardy Sr. a married man whose address is 276 Kings Crest Lane, Pelham, Al.35124 and Mickey Hardy Jr. unmarried do hereby grant, bargain, sell and convey to Meadow View Apartments, LLC whose address is 276 Kings Crest Lane, Pelham, Al.35124, the following described Property, with an address of 3501 Highway 52 W. Pelham, Al. 35124; to wit:

LEGAL DESCRIPTION

(AS SURVEYED BY CLINKSCALES LAND SURVEYING LLC)

A PARCEL OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 5 VALLEY COVE GARDEN HOMES AS RECORDED IN THE MAP BOOK 22 PAGE: 89 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 1/2" REBAR CAPPED FARMER ON THE WESTERN RIGHT OF WAY LINE OF KING VALLEY ROAD; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 353.94 FEET TO A FOUND 1/2" REBAR CAPPED FARMER, SAID POINT BEING NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION AND LYING ON THE EASTERN RIGHT OF WAY LINE OF KING VALLEY DRIVE; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90°07'00" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 121.68 FEET TO A SET MAG NAIL; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 188°21'41" AND RUN IN NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 56.67 FEET TO A FOUND PK NAIL; THENCE TURN AN INTERIOR ANGLE THE LEFT OF 171°23'23" AND RUN IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 241.97 FEET TO A SET MAG NAIL AT THE INTERSECTION OF THE

EASTERN RIGHT OF WAY OF KING VALLEY DRIVE AND THE SOUTHERN RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 52; THENCE TURN AN INTERIOR ANGLE THE LEFT OF 90°01'42" AND RUN IN A EASTERLY DIRECTION ALONG THE SOUTHERN RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 52 FOR A DISTANCE OF 380.69 FEET TO A SET MAG NAIL AT THE INTERSECTION OF SHELBY COUNTY HIGHWAY NO. 52 AND THE WESTERN RIGHT OF WAY LINE OF KING VALLEY ROAD TO A SET MAG NAIL; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90°00'00" AND RUN IN A SOUTHERLY DIRECTION ALONG THE WESTERN RIGHT OF WAY LINE OF KING VALLEY ROAD FOR A DISTANCE OF 241.92 FEET TO A FOUND PK NAIL AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 484.65 FEET, A CHORD OF 92.04 FEET; THENCE TURN AN INTERIOR ANGLE TO CHORD OF 174°37'22"; THENCE RUN ALONG SAID CURVE FOR A DISTANCE OF 92.18 FEET TO THE SET MAG NAIL AT THE POINT OF TANGENT OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 524.65 FEET AND A CHORD OF 85.99 FEET; THENCE TURN AN INTERIOR ANGLE FROM CHORD TO CHORD OF 179°11'58" AND RUN ALONG SAID CURVE FOR A DISTANCE OF 86.09 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: current taxes, easements, restrictions and rights of way of record, mineral and mining rights not owned by Grantors and rights of parties in possession under leases.

The Property is not the homestead of Mickey Hardy, Sr. or his spouse.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

DONE This 27 day of April, 2022.

Mickey Hardy Sr

Mickey Hardy, Sr.

Mickey Hardy Jr.

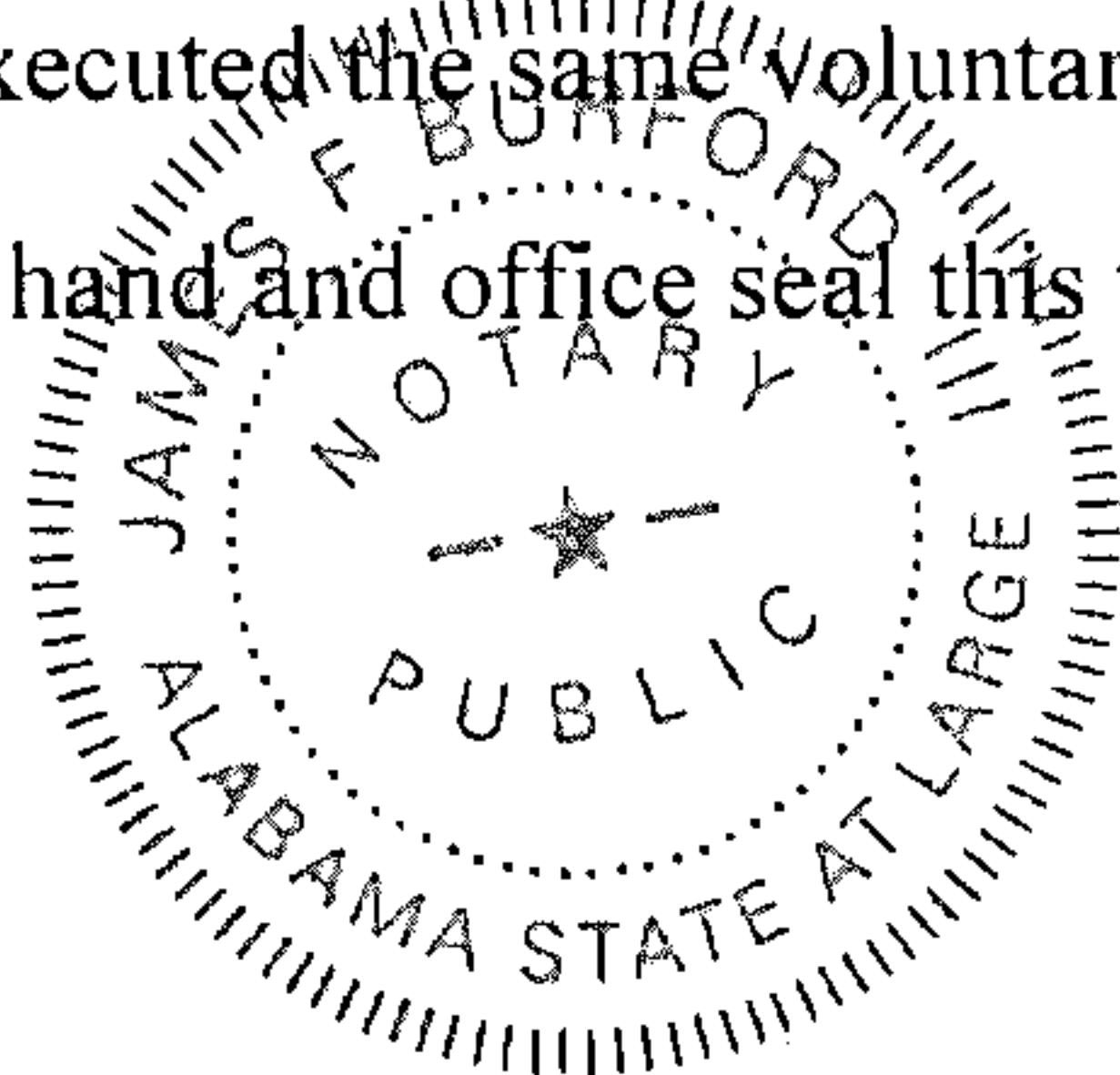
Mickey Hardy, Jr.

STATE OF ALABAMA

Jefferson COUNTY

I, JAMES F. BURFORD III, Notary Public for the State of Alabama, do hereby certify that Mickey Hardy Sr., whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 27 day of April, 2022.



[Signature]

Notary Public

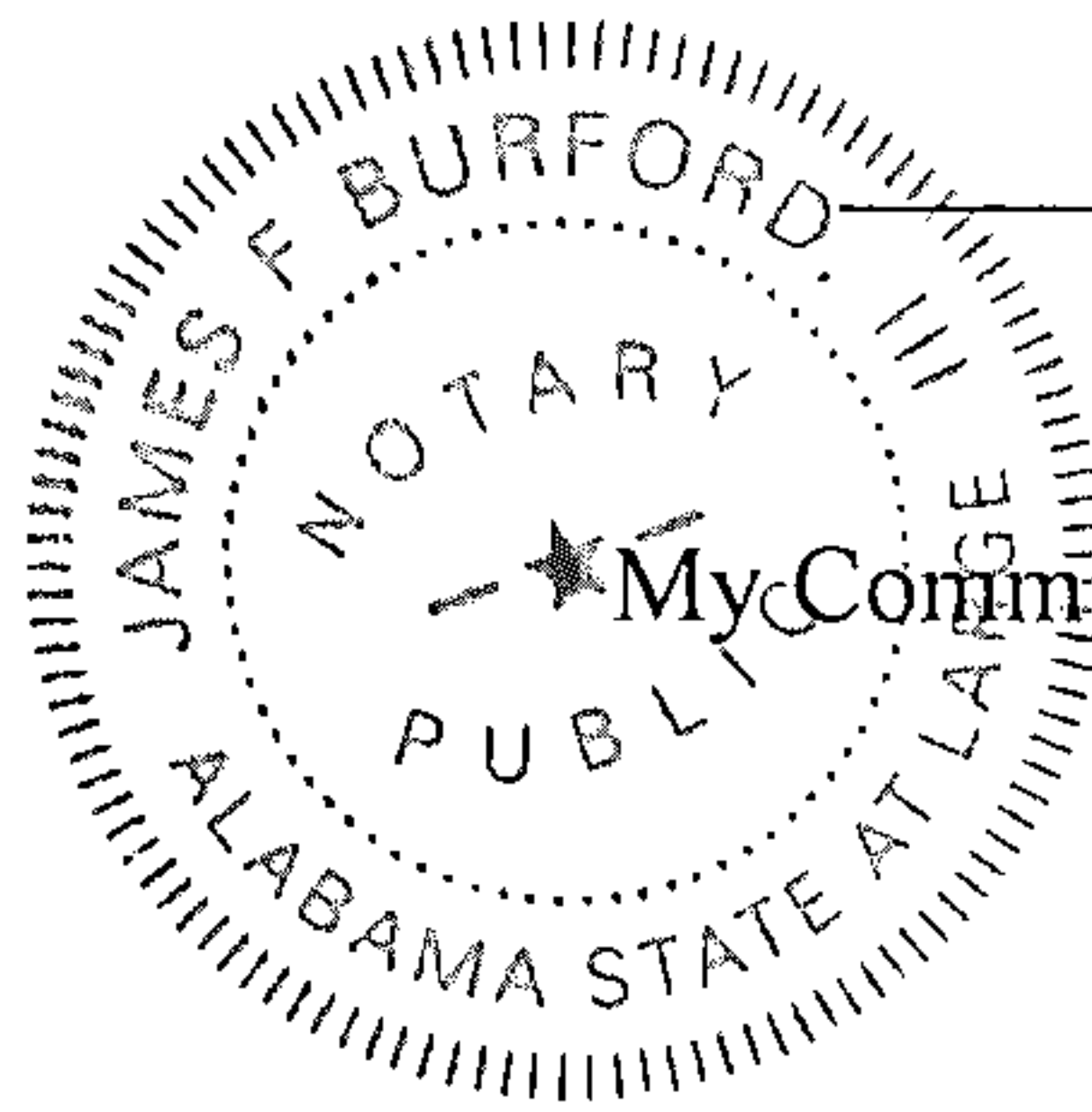
My Commission expires: 3.1.26

STATE OF ALABAMA

Jefferson COUNTY

I, JAMES F. BURFORD III, Notary Public for the State of Alabama, do hereby certify that Mickey Hardy, Jr., whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

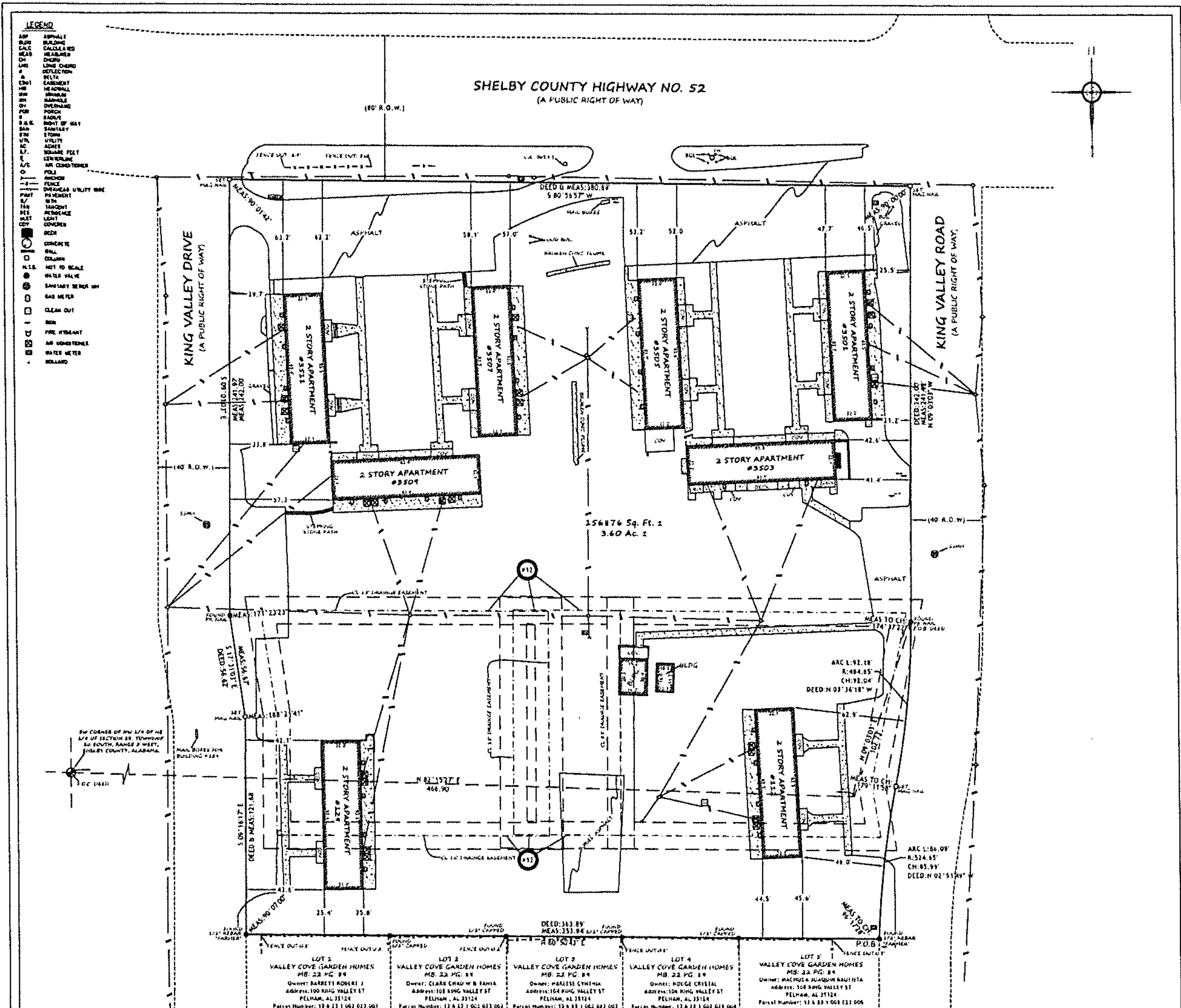
Given under my hand and office seal this the 27 day of April, 2022.



[Signature]

Notary Public

My Commission expires: 3.1.26



State of Alabama
Shelby County)
To: MEADOW VIEW APARTMENTS, LLC

"ALTA/NSPS Land Title Survey"

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/29/2022 01:34:13 PM
\$32.00 JOANN
20220429000176060

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 4, 7(a), 8, 9, 13, 16, of Table A thereof.

The field work was completed on APRIL 4, 2022. Date of Plat or Map: APRIL 18, 2022. REVISED DATE: APRIL 22, 2022

The Lands surveyed, shown, and described herein are the same lands described in the Title Commitment issued by First American Title Insurance Company, File Number: 5-1823, dated August 24, 2021.

LEGAL DESCRIPTION
(AS SURVEYED)
A PARCEL OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 5 VALLEY COVE GARDEN HOMES AS RECORDED IN THE MAP BOOK 22 PAGE: 89 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 1/2" REBAR CAPPED FARMER ON THE WESTERN RIGHT OF WAY LINE OF KING VALLEY ROAD; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 353.44 FEET TO A FOUND 1/2" REBAR CAPPED FARMER, SAID POINT BEING NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION AND LYING ON THE EASTERN RIGHT OF WAY LINE OF KING VALLEY DRIVE; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90°07'00" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 121.88 FEET TO A SET MAG NAIL; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 189°21'41" AND RUN IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 56.07 FEET TO A FOUND PK NAIL; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 171°23'23" AND RUN IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 241.97 FEET TO A SET MAG NAIL AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF KING VALLEY DRIVE AND THE SOUTHERN RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 52; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90°01'42" AND RUN IN A EASTERLY DIRECTION ALONG THE SOUTHERN RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 52 FOR A DISTANCE OF 380.69 FEET TO A SET MAG NAIL AT THE INTERSECTION OF SHELBY COUNTY HIGHWAY NO. 52 AND THE WESTERN RIGHT OF WAY LINE OF KING VALLEY ROAD TO A SET MAG NAIL; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90°00'00" AND RUN IN A SOUTHERLY DIRECTION ALONG THE WESTERN RIGHT OF WAY LINE OF KING VALLEY ROAD FOR A DISTANCE OF 241.92 FEET TO A FOUND PK NAIL AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CHORD OF 484.45 FEET, A CHORD OF 92.04 FEET; THENCE TURN AN INTERIOR ANGLE TO CHORD OF 174°37'21"; THENCE RUN ALONG SAID CURVE FOR A DISTANCE OF 32.18 FEET TO THE SET MAG NAIL AT THE POINT OF TANGENT OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 324.45 FEET AND A CHORD OF 45.99 FEET; THENCE TURN AN INTERIOR ANGLE FROM CHORD TO CHORD OF 179°11'58" AND RUN ALONG SAID CURVE FOR A DISTANCE OF 66.09 FEET TO THE POINT OF BEGINNING.

Tax Assessor Parcel ID Number: Parcel Number: 13 0 23 1 002 022.000 & Parcel Number: 13 0 23 1 002 023.000

SCHEDULE B-1) EXCEPTIONS:

9. Transmission Line Permit to Alabama Power Company as set out in instrument(s) recorded in Deed Book 121, Page 413.
- DOES APPLY. SEE CONTAINMENT LETTER FROM ALABAMA POWER.

10. Right of way granted to Southern Natural Gas as recorded in Deed Book 90, Page 435.
- DOES NOT APPLY.

11. Right of Way to Shelby County as recorded in Deed Book 135, Page 401.
- DOES NOT APPLY.

12. 15 foot wide storm drainage easement conveyed to the City of Pelham as recorded in Book 344, Page 340.
- DOES APPLY SHOWN ON SURVEY. HOWEVER IT IS IN MY OPINION THAT THE WRONG LEGAL DESCRIPTION WAS RECORDED IN THIS DOCUMENT. THE CITY OF PELHAM IS NOT CLAIMING ANY EASEMENT ON THIS PROPERTY PER CONVERSATION WITH THE CITY ENGINEER ANDREW GOLDEN.

SURVEYOR'S NOTES:

- No Evidence of recent earth moving work, building construction, or building addition in the process of conducting fieldwork.
- No subsurface utilities have been located at time of survey. However, visible utility meters are shown on curves.
- There appears to be a scrivener's Error in the legal Description along the Southern Property line, Deed, 143.49 feet, Measurement, 133.94'. I. A reference for the Error is shown on the As-Built Survey of Meadowdale Apartments & Meadowview Apartments signed by Donald W. Wheeler, Dated Dec. 12, 1962.
- It is the Surveyor's opinion that this was a transcribing error, and the correct deed distance should be 143.49 feet.
- There was no ground evidence of marked Parking Spots on this Property.
- The angle shown are measured.
- The bearings are from the recorded deed.
- The subject property is located in Zone K, according to the Flood Insurance Rate Map (FIRM), Community Panel No 01117C0212E with an effective date of 02/20/2013. A field survey of the subject site was not performed to determine this zone. An elevation certificate completed in accordance with the Federal Emergency Management Agency specifications may be required to determine the zone. Additional queries concerning the flood zone(s) for the subject site should be addressed to the Federal Emergency Management Agency.

BY: *Steve J. Clark*
Steve J. Clark, PLS
1100 1/2 Cherokee, P.O. Box 37249
Ft. Smith, AR 72304
(501) 471-1913

Date: 04/27/2022



CONTAINMENT LETTER

Alabama Power

April 21, 2022

Steve J. Clark, PLS
1100 1/2 Cherokee, Suite 102
Ft. Smith, Arkansas 72304

Re: Meadow View Apartments, Pelham, Alabama

2022.

Alabama Power Company (APC) is pleased to have your survey recorded in the Office of the Judge of Probate in Shelby County, Alabama.

The survey instrument recorded in Deed Book 121, Page 413

The electric statement was prepared by electrical, systems, and various APC electrical line workers. APC does not claim the right to construct additional lines on the subject's easement under the authority granted in the above-referenced document. APC does retain all poles and privileges associated with the existing lines and rights of way heretofore established thereon, which are needed to be equipped to carry power as of the date of this notice. APC does hereby affirm its right to the easement to remain unobstructed as per existing contract with certain exceptions. APC agrees not to be liable for poles or meters at locations within the easement area, except as needed for the safety and maintenance of the existing facilities.

Let it further be known that the above-referenced instrument is a true and correct copy of the original.

Please feel free to contact me at (501) 999-2019 if you have any questions or concerns.

Steve J. Clark
Steve J. Clark, PLS
Professional Land Surveyor

Enclosure

Allen S. Boyd