

20221104000414840
11/04/2022 01:45:26 PM
CORDEED 1/4

STATE OF ALABAMA
COUNTY OF SHELBY

**CORRECTIVE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **Barbara Butsch Thompson**, a single woman, the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantor by **Garden Street Communities Southeast, LLC, a Florida limited liability company** the grantee does hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantee and to its successors and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See attached Exhibit "A"

Address unavailable – vacant land

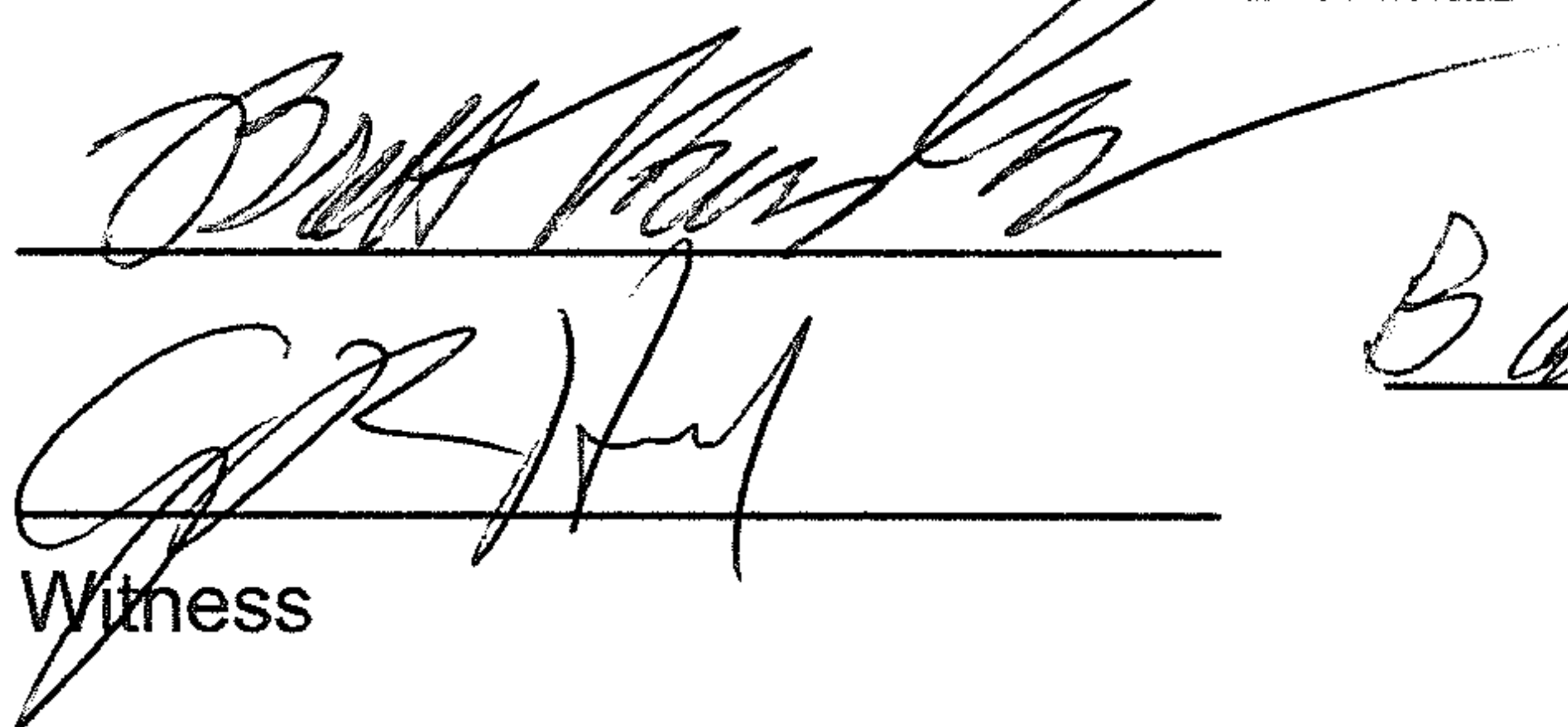
This Deed is given to correct the legal description of the Deed recorded in Instrument No. 20221031000406170, in the office of the Judge of Probate of Shelby County.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$850,000.00 and valuable considerations to the Grantor in hand paid by the Grantees

together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantee and to its successors and assigns in fee simple, forever.

And, except as to the above and the taxes hereafter falling due, said grantor, for itself, its successors and assigns, hereby covenants with said grantee, its successors and assigns that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that it has the right to the possession, quiet use and enjoyment of the said property and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantee and its successors and assigns against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto on this _____ day of November, 2022.

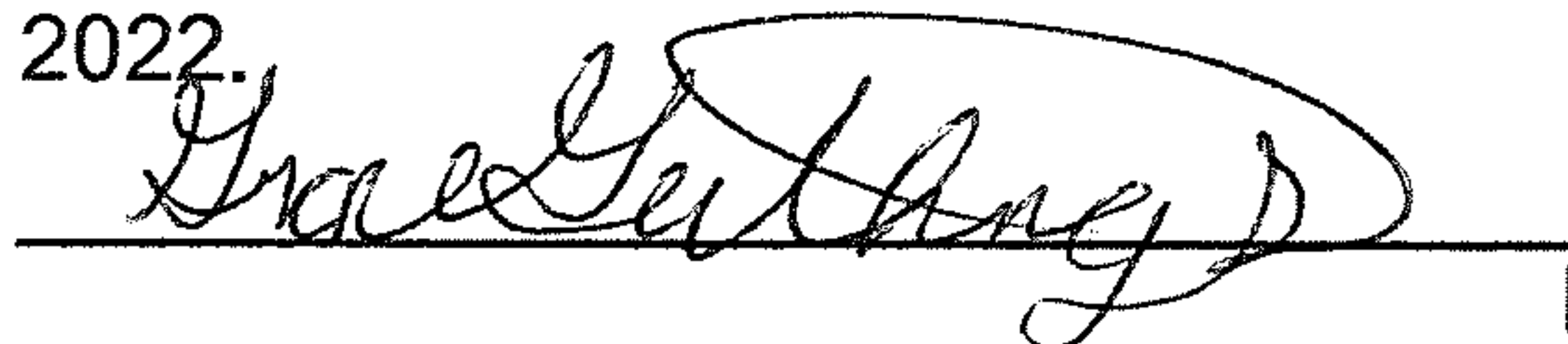

Witness


Barbara Butsch Thompson

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned notary public, in and for said State and County, hereby certify that Barbara Butsch Thompson, 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 said instrument, she, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 3 day of November, 2022.



Notary Public
Printed Name
My Commission Exp. 05/25/2025

Mailing Address of grantor:
7610 Hwy 17
Maylene, AL 35114

Mailing Address of grantee:
100 W. Garden St 2nd Floor
Pensacola, FL 32502

This instrument Prepared By
and Return To:
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32502
10723-152323



Exhibit "A"

Commence at a 3 inch capped iron found at the Southeast corner of Section 4, Township 21 South, Range 3 West, being the Point of Beginning; thence run North 43 degrees 30 minutes 00 seconds West along the Northeast line of Lots 12 and 13 in Woodland Hills 2nd Phase 1st Sector as recorded in Map Book 6, Page 138, in the Office of the Judge of Probate, Shelby County, Alabama and also along Lots 26 through 30 in Woodland Hills 1st Phase 5th Sector as recorded in Map Book 7, Page 152 in the Probate Office of the Judge of Probate, Shelby County, Alabama, and an extension of that line for a distance of 2,011.86 feet to an iron pin set on the West line of the Northeast Quarter of the Southeast Quarter of said Section 4; thence run North 75 degrees 06 minutes 43 seconds West for a distance of 640.02 feet to a 1/8 inch rebar found; thence run North 77 degrees 16 minutes 32 seconds West for a distance of 333.46 feet to an iron pin set on the Southeast right of way line of Shelby County Highway No. 17; thence run Northeasterly and Northerly along said East right of way of Shelby County Highway No. 17 to the intersection of the South boundary of the Northeast Quarter of said Section 4. Said point being the Southwest corner of Common Buffer #4 as shown on Map of Cedar Grove at Sterling Gate Sector 1, Phase 2 as recorded in Map Book 24, Page 20, Probate Office Shelby County, Alabama; thence run Easterly along the South boundary of said Map Book 24, Page 20 and along the South boundary of Cedar Grove at Sterling Gate Sector 2, Phase 2, Map Book 25, Page 52, Probate Office Shelby County, Alabama to the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 4; thence run Southerly along the East line of said Section 4 for 2640 feet more or less to the Southeast corner of said Section 4 being the Point of Beginning.

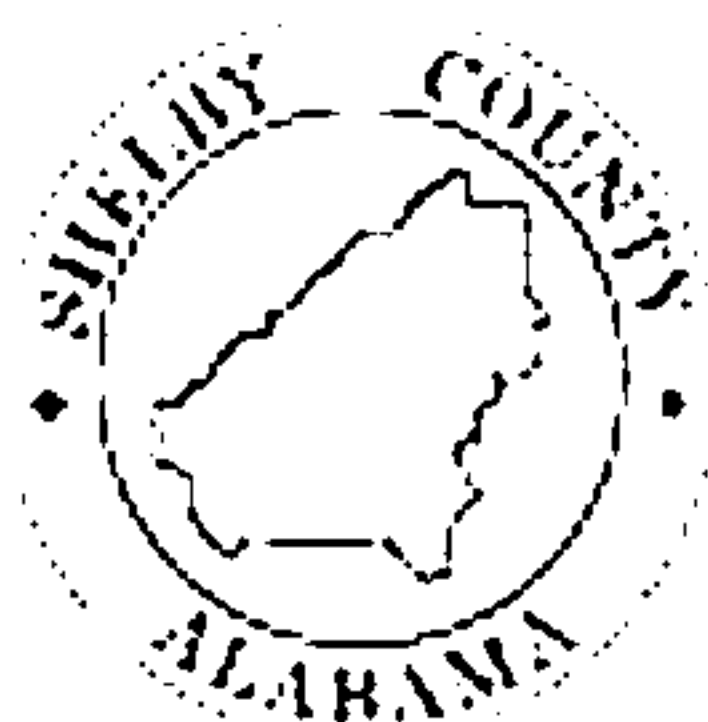
Shelby County, Alabama Tax Assessor's Parcel Number 232040001007.000

Also known as

A parcel of land situated in Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3" capped pipe at the SE corner of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, said point being a point on the northeast line of Woodland Hills Phase 1 Sector 5 as recorded in Map Book 7 Page 152 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 41°34'51" W along the northeast line of Woodland Hills a distance of 867.13 feet to a 1/2" rebar at the northern most corner of Lot 30 of Woodland Hills; thence N 41°35'24" W along the northeast line of Instruments 20151130000407980 and 20160401000105710 a distance of 342.37 feet to a 1" crimp at the east most corner of Lot 13 of Woodland Hills Phase 2 Sector 4 as recorded in Map Book 6 Page 138; thence N 41°35'36" W along the northeast line of Woodland Hills Phase 2 Sector 4 a distance of 793.26 feet to a 1/2" rebar capped EDG at the northern most corner of Lot 12; thence N 11°48'25" E a distance of 14.67 feet to a 1/2" rebar capped EDG; thence N 73°39'34" W a distance of 643.98 feet to a 1/2" rebar capped EDG; thence N 75°48'30" W a distance of 333.28 feet to a 1/2" on the easterly right of way of Shelby County Highway 17; thence N 54°08'37" E along said right of way a distance of 71.42 feet to 1/2" rebar capped EDG at the point of curve to the left having a central angle of 37°19'29" and a radius of 586.60 feet, said curve subtended by a chord bearing N 35°28'53" E and a chord distance of 375.41 feet; thence along the arc of said curve and along said right of way a distance of

382.13 feet to a 1/2" rebar capped EDG; thence N 16°46'14" E along said right of way a distance of 108.98 feet to a 1/2" rebar capped EDG at the point of a non-tangent curve to the left having a central angle of 09°22'05" and a radius of 2901.17 feet, said curve subtended by a chord bearing N 12°06'39" E and a chord distance of 473.82 feet; thence along the arc of said curve and along said right of way a distance of 474.35 feet to a 1/2" rebar capped EDG at the SW corner of Common Area Buffer #4 of Cedar Grove At Sterling Gage Sector 1 Phase 2 as recorded in Map Book 24 Page 20; thence S 89°44'03" E along the south line of said Cedar Grove Sector 1 Phase 2 a distance of 515.10 feet to a 1/2" rebar capped EDG at the NW corner of the NE 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 3 West; thence S 88°57'52" E along the south line of said Cedar Grove Sector 1 Phase 2 a distance of 181.94 feet to a 1/2" rebar capped RCFA at the SW corner of Lot 14 of said Cedar Grove; thence S 89°03'56" E along the south line of said Cedar Grove a distance of 214.88 feet to a 1/2" rebar capped RCFA at the SW corner of Lot 8 of Cedar Grove at Sterling Gate Sector 2 Phase 1 as recorded in Map Book 25 Page 52; thence S 89°01'10" E along the south line of said Cedar Grove at Sterling Gate Sector 2 Phase 1 a distance of 890.01 feet to a 1/2" rebar capped RCFA at the SW corner of Lot 17 of said Cedar Grove; thence S 88°17'06" E along the south line of said Lot 17 a distance of 34.52 feet to a 1" open pipe at the NE corner of the NE 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 3 West; thence S 00°28'42" E along the east line of said 1/4-1/4 section a distance of 1342.69 feet to a 2" open pipe at the NE corner of the SE 1/4 of the SE 1/4 of said Section 4; thence S 00°34'40" E along the east line of said 1/4-1/4 section a distance of 1322.33 feet to the POINT OF BEGINNING. Said parcel of land contains 74.51 acres, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/04/2022 01:45:26 PM
 \$32.00 JOANN
 20221104000414840

Allen S. Bayl