

**CORRECTIVE
WARRANTY DEED**

20221222000458010
12/22/2022 08:35:35 AM
CORDEED 1/4

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Grantees' Mailing Address/
Send Tax Notice To:
Jason P Ramsey
Casey C. Ramsey
100 Hunset Mill Lane
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten Dollars and the Purpose of Clearing Title**, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Faris Phillips Oldham and spouse, Lisa Buckner Oldham
(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Jason P Ramsey and Casey C Ramsey
(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED CORRECTED EXHIBIT "A" (PAGES 1 AND 2)

Faris Phillips Oldham is one and the same person as Phillip Oldham, grantee in that certain Deed recorded in Inst. #1994-30929, in the Office of the Judge of Probate of Shelby County, Alabama.

The purpose of this instrument is to correct that certain warranty deed recorded in Instrument # 20211026000519000, which inadvertently did not convey all of the intended subject property. This corrective instrument is conveying all of the Grantor's interest in Shelby County Tax Parcel Id # 14-9-29-0-000-002 and Shelby County Tax Parcel Id # 14-4-20-0-000-013.

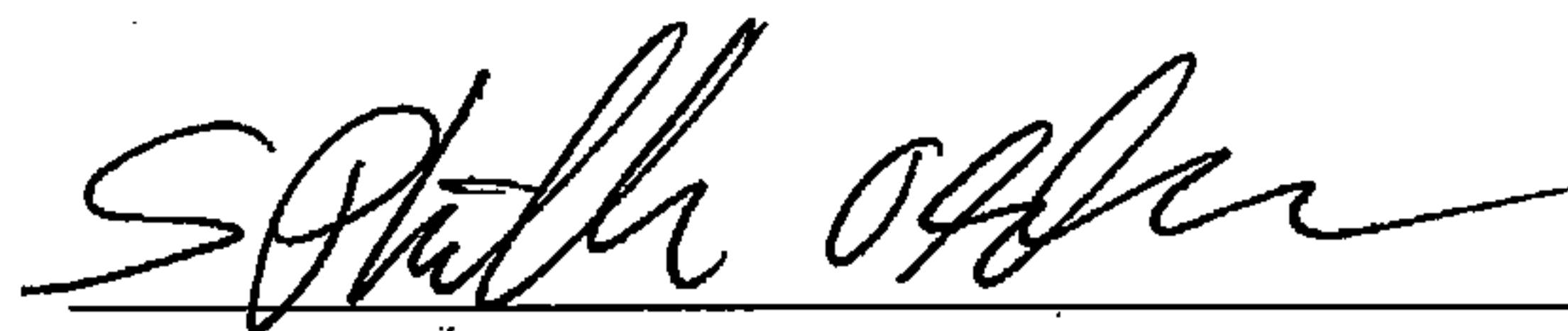
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

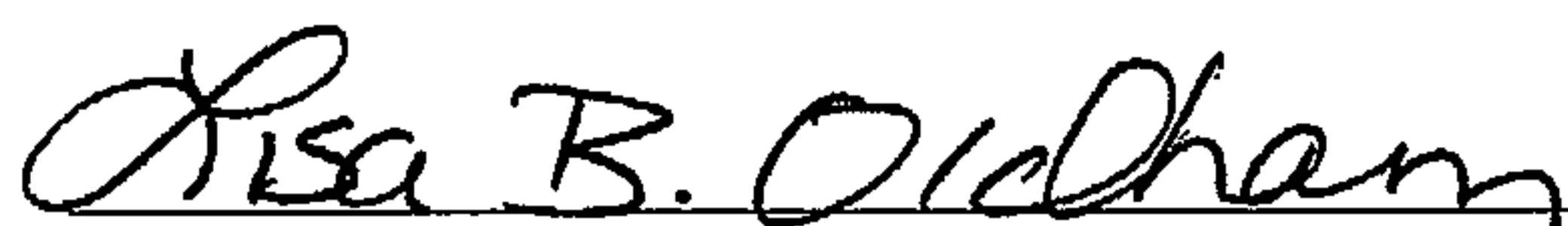
And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 21st day of December, 2022.



Faris Phillips Oldham



Lisa Buckner Oldham

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

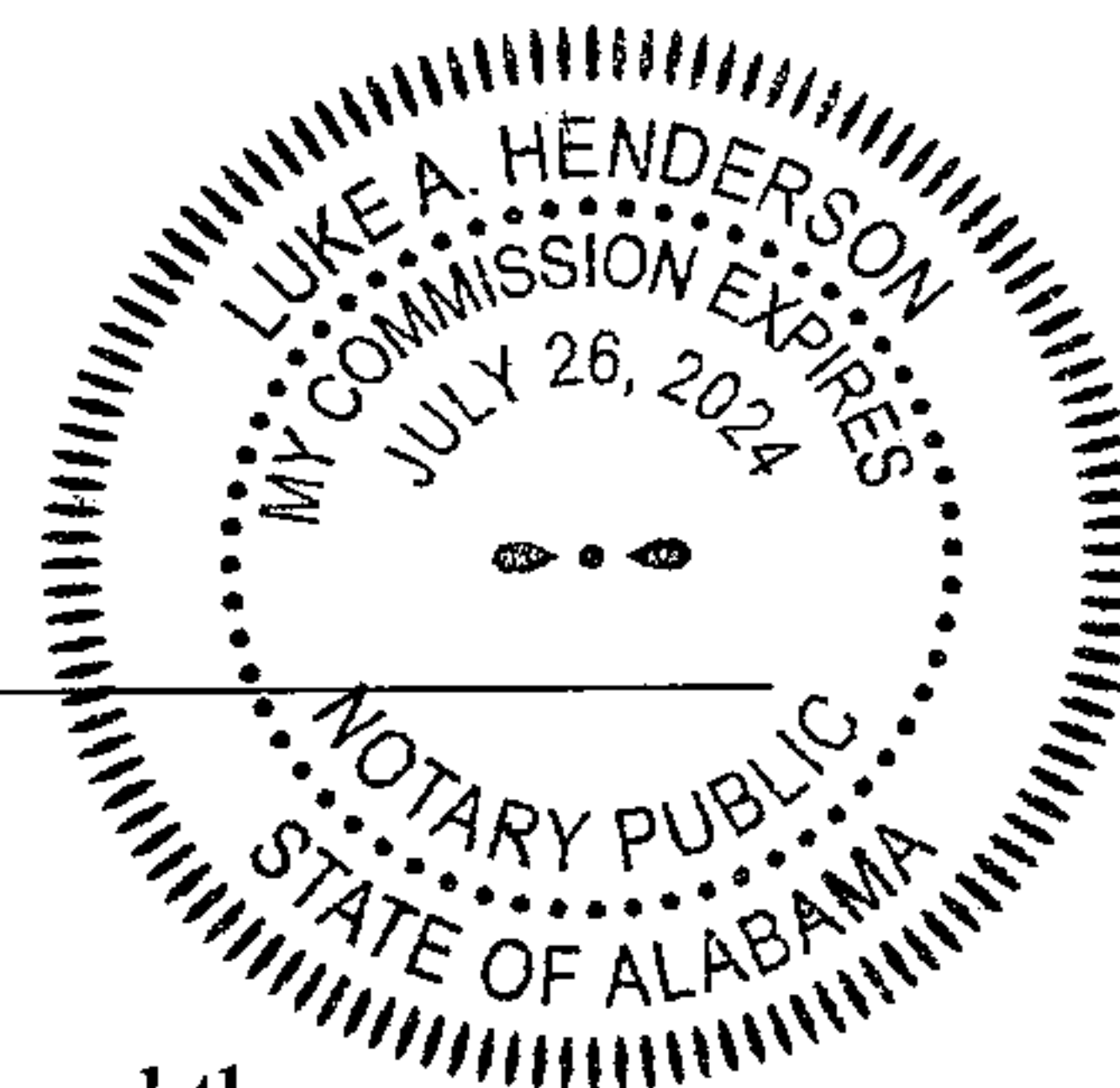
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that,
Faris Phillips Oldham and Lisa Buckner Oldham, a married couple,
whose names are signed to the foregoing **corrective warranty deed**, and who are known to me,
acknowledged before me on this day that, being informed of the contents of the **corrective warranty deed**,
they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this this 21ST day of December, 2022.

My Commission Expires:



Notary Public



Note to Probate Recording Clerk: The sales price of the subject property was \$550,000 and the appropriate deed tax was paid for the recording of Instrument #20211026000519000.

Grantor's Address: 6902 Crimson Ridge St., Gulf Shores, AL 36542
Property Address: 125 Olde Weatherly Way Pelham, AL 35124

Shelby County Tax Parcel Id # 14-9-29-0-000-002
Shelby County Tax Parcel Id # 14-4-20-0-000-013

CORRECTED EXHIBIT "A" (PAGE 1)

Parcel I: 20221222000458010 12/22/2022 08:35:35 AM CORDEED 3/4

All of the East Half of the Southwest 1/4 situated in Section 20, Township 20 South, Range 2 West, lying South of Shelby County Highway #332, LESS AND EXCEPT the lot as described in that certain deed recorded in Deed Book 140, page 272, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

LESS AND EXCEPT The following described property:

Commence at the NE Corner of the NE ¼ of the SW ¼ of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence S00°39'00"E, a distance of 526.09' to the Point of Beginning; thence continue along the last described course a distance of 400.99'; thence S44°37'37"W, a distance of 1808.74'; thence N00°50'33"W a distance of 962.90' to the Southeasterly R.O.W. line of Shelby County Highway 332, Prescriptive R.O.W. (all further calls will be along said R.O.W. line) and point also being the beginning of a non-tangent curve to the left, having a radius of 255.00, a central angle of 21°25'49", and subtended by a chord which bears N37°39'41"E and a chord distance of 94.82'; thence along the arc of said curve, a distance of 95.38'; thence N26°56'47"E a distance of 257.83' to a curve to the right, having a radius of 215.00, a central angle of 40°29'56" and subtended by a chord which bears N47°11'45"E, and a chord distance of 148.83'; thence along the arc of said curve, a distance of 151.97'; thence N87°26'43"E a distance of 158.52' to a curve to the right, having a radius of 1165.00, a central angle of 05°46'30" and subtended by a chord which bears N70°19'58"E and a chord distance of 117.38'; thence along the arc of said curve, a distance of 117.42'; thence N73°13'14"E a distance of 38.78' to a curve to the left, having a radius of 430.00', a central angle of 19°09'42" and subtended by a chord which bears N63°38'23"E, and a chord distance of 143.14'; thence along the arc of said curve a distance of 143.81'; thence N54°03'31"E a distance of 150.78' to a curve to the right, having a radius of 270.00, a central angle of 04°31'25" and subtended by a chord which bears N56°29'14"E and a chord distance of 22.88'; thence along the arc of said curve a distance of 22.89'; thence N58°34'58"E a distance of 24.58' to a curve to the left, having a radius of 230.00, a central angle of 19°13'10", and subtended by a chord which bears N49°18'21"E and a chord distance of 76.79'; thence along the arc of said curve, a distance of 77.15'; thence N39°41'48"E a distance of 116.78' to a curve to the left, having a radius of 330.00, a central angle of 14°48'25" and subtended by a chord which bears N32°17'34"E and a chord distance of 85.04'; thence along the arc of said curve a distance of 85.28'; thence S52°11'12"E and leaving said R.O.W. line, a distance of 295.69' to the Point of beginning.

Less and except the R.O.W. of a Railroad Tract, 100' R.O.W., being more particularly described as follows:

Commence at the NE corner of the NE ¼ of the SW ¼ of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence S00°39'00"E a distance of 645.51' to the Point of Beginning; thence continue along the last described course a distance of 140.82'; thence S44°37'37"W a distance of 1809.40'; thence N00°30'33"W a distance of 140.28'; thence N44°37'37"E a distance of 1810.18' to the point of beginning.

CORRECTED EXHIBIT "A" (PAGE 2)

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Begin at the southeast corner of the northeast quarter of the northwest quarter of Section 29, Township 20 S., Range 2 W., Shelby County, Alabama and thence run in a northerly direction for a distance of 613.81 feet to a #4 rebar; thence turn an interior angle to the right of 90° 00' 37" and run in a westerly direction for a distance of 462.08 feet to a #4 rebar; thence turn an interior angle to the left of 89° 59' 01" and run in a northerly direction for a distance of 330.00 feet to a found #4 rebar; thence turn an interior angle to the left of 90° 00' 33" and run in an easterly direction for a distance of 461.95 feet to a found #4 rebar; thence turn an interior angle to the right of 89° 58' 10" and run in a northerly direction for a distance of 465.70 feet to a found #4 rebar; thence turn an interior angle to the right of 90° 19' 05" and run in a westerly direction for a distance of 1321.73 feet to a 3 inch capped pipe; thence turn an interior angle to the right of 89° 03' 18" and run in a southerly direction for a distance of 1397.22 feet to a #4 rebar set by Weygand; thence turn an interior angle to the right of 91° 29' 18" and run in an easterly direction for a distance of 1306.34 feet to the point of beginning.

Subject to:

A 20' INGRESS/EGRESS EASEMENT SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 2 WEST, AND LYING 20' TO THE NORTH OF AND PARALLEL TO THE FOLLOWING DESCRIBED SOUTHERLY BOUNDARY:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE N 88°24'44" W A DISTANCE OF 1306.29'; THENCE N 0°11'50" E A DISTANCE OF 819.95' TO THE SOUTHEASTERLY MOST CORNER OF A 60' UNIMPROVED RIGHT-OF-WAY, AS RECORDED IN MAP BOOK 14, PAGE 73-A IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING OF THE SOUTHERLY BOUNDARY OF A 20' INGRESS EGRESS EASEMENT LYING 20' TO THE NORTH OF AND PARALLEL TO SAID SOUTHERLY BOUNDARY; THENCE S 23°27'24" E A DISTANCE OF 42.31', TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 178.85' AND A CENTRAL ANGLE OF 30°00'11"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 93.65', SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 44°09'54" E A DISTANCE OF 92.59', TO A POINT ON A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 791.95' AND A CENTRAL ANGLE 6°34'23"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.85', SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 62°27'11" E A DISTANCE OF 90.80', TO A POINT ON A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 218.12' AND A CENTRAL ANGLE OF 27°04'37"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 103.08', SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 79°16'41" E A DISTANCE OF 102.12'; THENCE N 87°11'01" E A DISTANCE OF 58.46'; THENCE N 89°09'19" E A DISTANCE OF 47.33'; THENCE S 85°10'54" E A DISTANCE OF 72.56'; THENCE N 85°15'01" E A DISTANCE OF 50.01', THENCE N 81°20'33" E A DISTANCE OF 72.27' TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3519.43' AND A CENTRAL ANGLE OF 1°09'42"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.36', SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 84°15'04" E A DISTANCE OF 71.36', TO A POINT ON A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 135.84' AND A CENTRAL ANGLE OF 36°09'36"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 85.73', SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 65°07'28" E A DISTANCE OF 84.31', TO THE END OF SAID CURVE; THENCE N 49°34'00" E A DISTANCE OF 48.93', TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 518.97' AND A CENTRAL ANGLE OF 12°22'47"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.13', SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 53°01'52" E A DISTANCE OF 111.91', TO A POINT ON A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 116.42' AND A CENTRAL ANGLE OF 9°46'09"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.85', SAID ARC SUBTENDED BY A CHORD WHICH BEARS N 63°43'32" E A DISTANCE OF 19.84' TO THE WESTERLY BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND THE END OF SAID EASEMENT.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/22/2022 08:35:35 AM
\$32.00 BRITTANI
20221222000458010

Ann S. Byrd