

Send tax notice to:
KEVIN R WIGGINS
150 JOAL LANE
WILSONVILLE, AL, 35186

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022399

SHELBY COUNTY

**CORRECTIVE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Seventy-Five Thousand and 00/100 Dollars (\$575,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID C OAKES and APRIL J OAKES, HUSBAND AND WIFE**, whose mailing address is **1155 HIGHWAY 5, WILSONVILLE, ALABAMA 35186** (hereinafter referred to as "Grantors") by **KEVIN R WIGGINS and SUSAN A WIGGINS** whose property address is: **150 JOAL LANE, WILSONVILLE, AL, 35186** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

Begin at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 16, Township 21 South, Range 1 East; Shelby County, Alabama, said point being the point of beginning; thence North 89 degrees 54 minutes 35 seconds East, a distance of 721.61 feet; thence North 00 degrees 12 minutes 10 seconds West, a distance of 338.02 feet; thence South 89 degrees 54 minutes 35 seconds West, a distance of 70.41 feet; thence South 82 degrees 53 minutes 45 seconds West, a distance of 655.03 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 258.03 feet to the point of beginning. Situated in Shelby County, Alabama.

Together with and subject to 40' easement, the centerline of which being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 16, Township 21 South. Range 1 East; thence run northerly along the West line thereof for 258.03 feet; thence 82 degrees 53 minutes 45 seconds right run easterly for 182.31 feet to the point of beginning; thence 99 degrees 19 minutes 49 seconds left run northwesterly for 155.80 feet; thence 42 degrees 37 minutes 12 seconds left run northwesterly for 114.39 feet; thence 21 degrees 35 minutes 58 seconds left run westerly for 304.49 feet; thence 10 degrees 18 minutes 7 seconds left run westerly for 84.92 feet; thence 14 degrees 9 minutes 4 seconds left run southwesterly for 197.96 feet to the easterly r/w of Shelby County Highway 5 and the point of beginning.

Parcel II

Begin at the SW corner of the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 East; thence run easterly along the South line thereof 1325.44 feet to the SE corner of said 1/4 - 1/4 section; thence 90 degrees 06 minutes 45 seconds left run northerly 825.00 feet; thence 89 degrees 53 minutes 15 seconds left run westerly 1322.52 feet to the West line of said 1/4 - 1/4 section; thence 89 degrees 44 minutes 35 seconds left run southerly 825.00 feet to the point of beginning.

Less and except property conveyed in deed recorded in Inst. No. 20030528000331460, Probate Office, Shelby County, Alabama.

Together with and subject to a 40' easement, the centerline of which being more particularly described as follows:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, Township 21 South, Range 1 East; thence run northerly along the West line thereof for 258.03 feet; thence 82 degrees 53 minutes 45 seconds right run easterly for 182.31 feet to the point of beginning; thence 99 degrees 19 minutes 49 seconds left run northwesterly for 155.80 feet; thence 42 degrees 37 minutes 12 seconds left run northwesterly for 114.39 feet; thence 21 degrees 35 minutes 58 seconds left run westerly for 304.49 feet; thence 10 degrees 18 minutes 7 seconds left run Westerly for 84.92 feet; thence 14 degrees 9 minutes 4 seconds left run Southwesterly for 197.96 feet to the easterly R/W of Shelby County Highway 5 and the point of beginning.

LESS AND EXCEPT

Begin at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 16, Township 21 South, Range 1 East; Shelby County, Alabama, said point being the point of beginning; thence North 89 degrees 54 minutes 35 seconds East, a distance of 721.61 feet; thence North 00 degrees 12 minutes 10 seconds West, a distance of 338.02 feet; thence South 89 degrees 54 minutes 35 seconds West, a distance of 70.41 feet; thence South 82 degrees 53 minutes 45 seconds West, a distance of 655.03 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 258.03 feet to the point of beginning, Situated in Shelby County, Alabama.

Together with and subject to 40' easement, the centerline of which being more particularly described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, Township 21 South, Range 1 East; thence run northerly along the West line thereof for 258.03 feet; thence 82 degrees 53 minutes 45 seconds right run easterly for 182.31 feet to the point of beginning; thence 99 degrees 19 minutes 49 seconds left run northwesterly for 155.80 feet; thence 42 degrees 37 minutes 12 seconds left run northwesterly for 114.39 feet; thence 21 degrees 35 minutes 58 seconds left run westerly for 304.49 feet; thence 10 degrees 18 minutes 7 seconds left run westerly for 84.92 feet; thence 14 degrees 9 minutes 4 seconds left run southwesterly for 197.96 feet to the easterly R/W of Shelby County Highway 5 and the point of beginning.

Parcel III

Lot 4 of Weaver's Survey as recorded in Map Book 9, Page 153, in the Judge of Probate Office, Shelby County, Alabama, being more particularly described as follows:

LESS AND EXCEPT that part of Lot 4 being more particularly described as follows: Commence from the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 21, Range 1 East; thence run northerly along the East line thereof for 258.03 feet; thence 88 degrees 46 minutes 29 seconds left run Westerly 340.07 feet to the point of beginning; thence continue last described course for 195.83 feet to the easterly right of way of Shelby County Highway #5 and a curve concaved northeasterly, (having a radius of 1629.67 feet and a central angle of 6 degrees 50 minutes 56 seconds); thence 87 degrees 24 minutes 59 seconds right to chord of said curve run northerly along said curve and right of way a chord distance of 194.69 feet; thence 76 degrees 17 minutes 04 seconds right from said chord run northeasterly 203.34 feet; thence 104 degrees 09 minutes 04 seconds right run southerly 251.74 feet to the point of beginning.

This deed is being given to correct the legal description of that certain deed recorded in Instrument 20220916000358820 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Right of way granted to Alabama Power Company recorded in Inst. No. 1999-44329; Inst. No. 1997-26283 and Inst. No. 2005-55330.

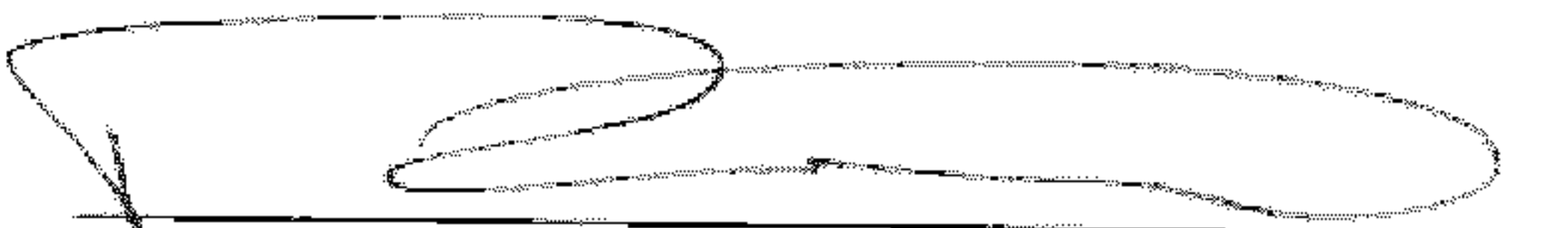
- 4. Easement granted to Alabama Power Company recorded in Inst. No. 2010-20280.
- 5. Easements, restrictions and building lines as shown on recorded map.

\$460,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 29th day of December, 2022.


DAVID C OAKES

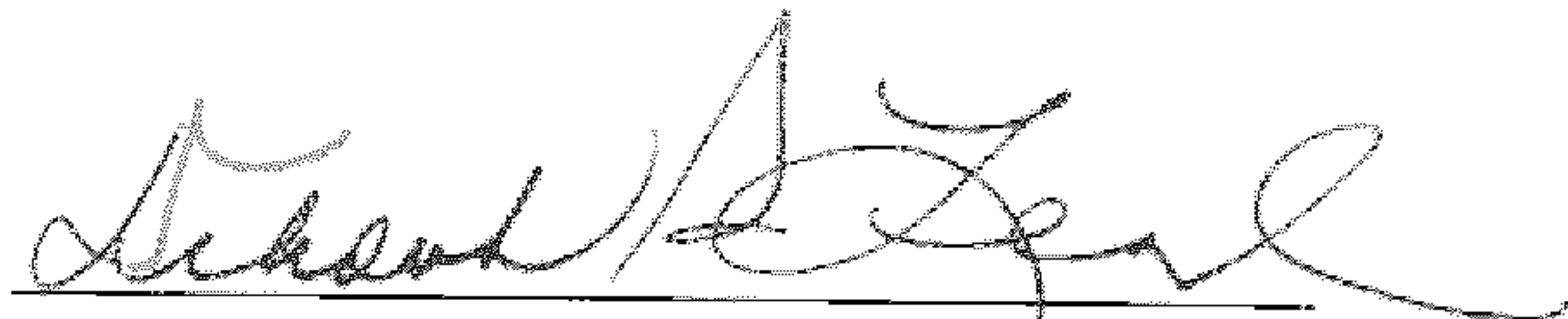

APRIL J OAKES

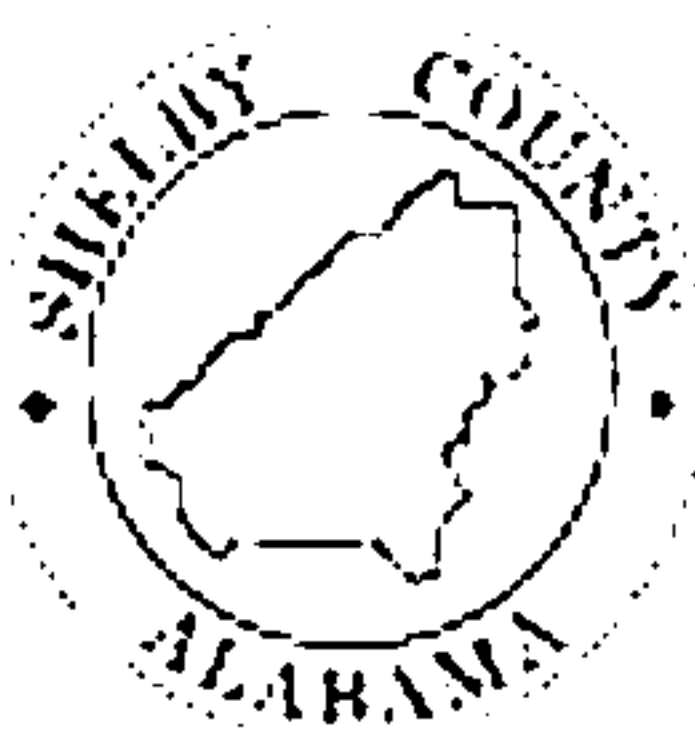
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID C OAKES and APRIL J OAKES whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December, 2022.




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/08/2023 09:25:37 AM
\$29.00 JOANN
20230208000032320

