

20230209000034990
02/09/2023 11:40:55 AM
CORDEED 1/3

Send Tax Notice to:
Amanda Putterie and Elaine Hamm
11460 Old Chelsea Road
Chelsea, AL 35043

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-22-5337**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

*****THIS IS A CORRECTIVE DEED TO CORRECT LEGAL
DESCRIPTION IN DEED RECORDED IN INSTRUMENT
20221215000452690.*****

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIFTY FIVE THOUSAND AND 00/100 (\$55,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Dale Hamm, an unmarried person, and Elaine Hamm, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

11460 Old Chelsea Road, Chelsea, AL 35043

by **Amanda Putterie and Elaine Hamm (herein referred to as "Grantee," whether one or more)**, whose mailing address is

225 Liberty Lane, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **11460 Chelsea Road, Chelsea, AL 35043**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 9th day of February, 2023.

Dale Hamm by Elaine Hamm
Dale Hamm by Elaine Hamm, Attorney-In-Fact
Elaine Hamm
Elaine Hamm

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Elaine Hamm whose name as Attorney-In-Fact for Dale Hamm, is/are 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, she executed the same voluntarily and in her capacity on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2023.

Patrick Galloway
Notary Public
My Commission Expires: 10-4-25

Poor Quality



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Elaine Hamm whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2023.

Patrick Galloway
Notary Public
My Commission Expires: 10-4-25



EXHIBIT A

Property 1:

COMMENCE AT A FOUND CRIMP LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST SHELBY COUNTY, ALABAMA, ALSO BEING THE NORTHWEST CORNER OF LOT 21, CHELSEA ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 61; THENCE RUN SOUTH 89°50'07" WEST FOR A DISTANCE OF 108.91 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE WESTERN BANK OF YELLOWLEAF CREEK AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN SOUTH 89°50'07" WEST FOR A DISTANCE OF 1238.88 TO A FOUND 1/2" CAPPED REBAR STAMPED "RYS"; THENCE RUN SOUTH 89°43'08" WEST FOR A DISTANCE OF 219.94 FOUND REBAR; THENCE RUN NORTH 30°13'44" WEST FOR A DISTANCE OF 127.00 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN SOUTH 65°52'56" WEST FOR A DISTANCE OF 179.86 FEET TO A FOUND 1/2" CAPPED REBAR ALONG THE NORTHEASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 47 (CHELSEA ROAD & MAIN ST) (80' R.O.W.), SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 608.51 FEET, A DELTA ANGLE OF 34°06'11", A CHORD BEARING OF NORTH 52°03'05" WEST, AND A CHORD DISTANCE OF 356.82 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY FOR A DISTANCE OF 362.19 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 593.63 FEET, A DELTA ANGLE OF 2°21'09", A CHORD BEARING OF NORTH 69°33'45" WEST, AND A CHORD DISTANCE OF 24.37 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY FOR A DISTANCE OF 24.37 TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE LEAVING SAID RIGHT OF WAY, RUN NORTH 03°04'33" EAST FOR A DISTANCE OF 47.93 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "WHEELER", SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1598.07 FEET, A DELTA ANGLE OF 13°15'48", A CHORD BEARING OF NORTH 86°50" EAST, AND A CHORD DISTANCE OF 369.11; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 369.93 FEET TO FOUND 5/8" REBAR; THENCE RUN NORTH 79°45'05" EAST FOR A DISTANCE OF 589.80 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 79°42'41" EAST FOR A DISTANCE OF 75.05 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN NORTH 10°17'02" WEST FOR A DISTANCE OF 74.99 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN NORTH 79°48'32" EAST FOR A DISTANCE OF 425.38 TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE WESTERN BANK OF YELLOW LEAF CREEK; THEN CONTINUE ALONG THE BANK OF SAID CREEK FOR THE FOLLOWING CALLS: THENCE RUN SOUTH 38°52'38" EAST FOR A DISTANCE OF 39.32 TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 61°05'11" EAST FOR A DISTANCE OF 126.00 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 46°36'27" EAST FOR A DISTANCE OF 100.73 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 32°09'55" EAST FOR A DISTANCE OF 198.33 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 39°57'54" EAST FOR A DISTANCE OF 217.94 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 51°14'03" EAST FOR A DISTANCE OF 111.67 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 33°51'49" EAST FOR A DISTANCE OF 35.42 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 16.22 ACRES, MORE OR LESS.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/09/2023 11:40:55 AM
 \$29.00 BRITTANI
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Allen S. Bayl