

CORRECTION DEED

Correcting Instrument No. 20230426000121660

The less and except was omitted from the description.

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Ten and No/100 Dollars and other valuable considerations to the undersigned Grantor,

Mary Sue Harris, a single woman
160 Mimosa Rd Leeds, AL 35094

in hand paid by Grantee,

Mary Sue Harris, Trustee of the
Mary Sue Harris Irrevocable Trust dated April 11, 2023
160 Mimosa Rd Leeds, AL 35094

the receipt whereof is hereby acknowledged, does grant, bargain, sell, and convey unto the said Grantees the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit A for Legal Description

Property Address: 160 Mimosa Rd Leeds, AL 35094
Parcel No.: 01 8 33 0 000 026.000
For Source of Title See Deed Book 323 Page 530

DESCRIPTION FURNISHED BY GRANTOR

NO TITLE SEARCH WAS MADE AND NO LIABILITY IS ASSUMED THEREFORE.

To have and to hold to the said, Grantee and its assigns forever.

And I do for myself, my successors and assigns, covenant with the said Grantee that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as set out above and that I do have a good right to sell and

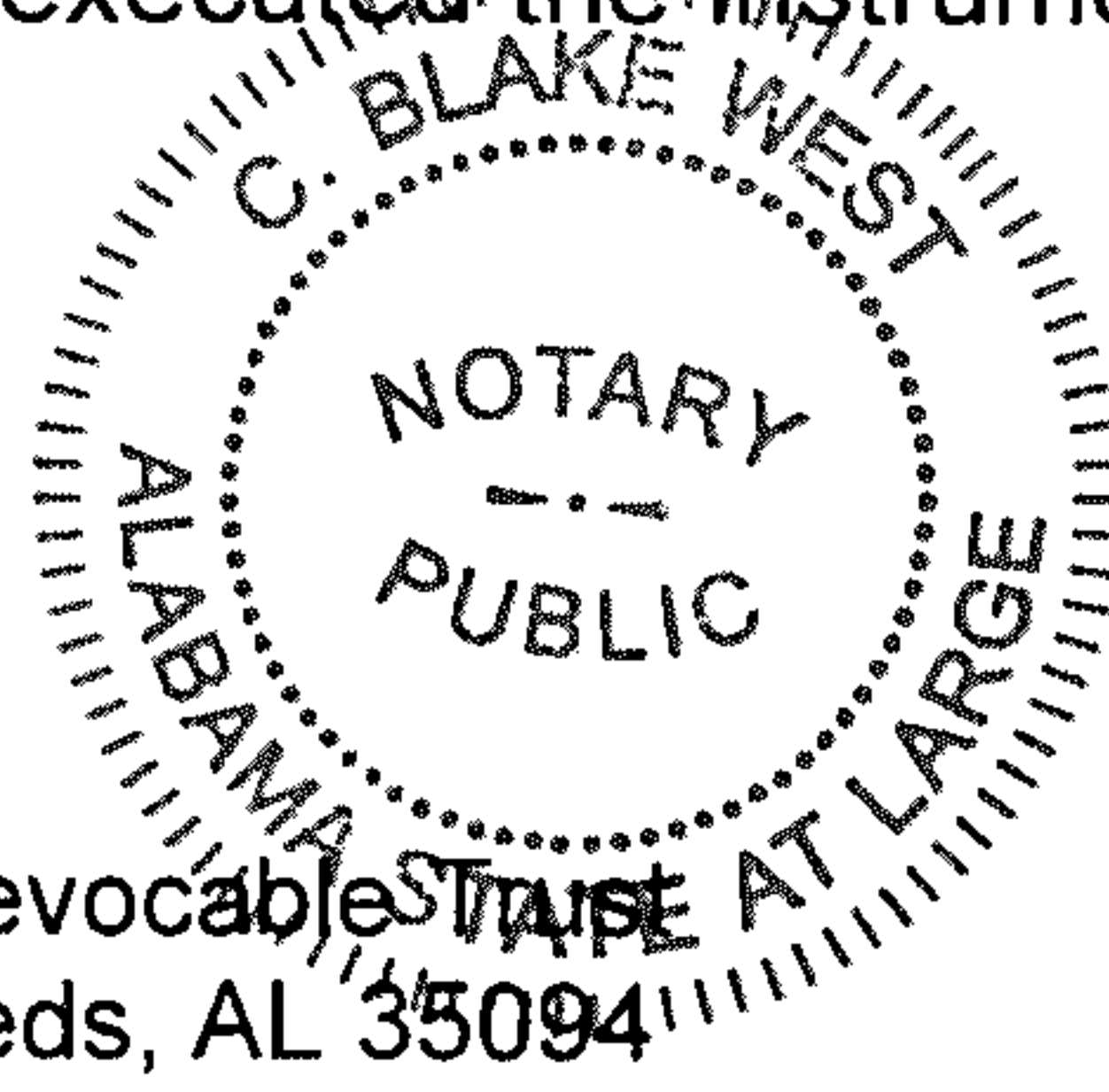
convey the same as aforesaid; that I will, and my successors and assigns shall warrant and defend the same to the said, Grantee and assigns forever, against the lawful claims of all persons.

Given under my hand and seal this day June 12, 2023.

Mary Sue Harris
Mary Sue Harris

STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

On June 12, 2023 before me, the undersigned, a Notary Public in and for said state, personally appeared Mary Sue Harris, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.



C. Blake West
C. Blake West, Notary Public
My commission expires: 07/23/2025

Tax Notice to:

Mary Sue Harris Irrevocable Trust
160 Mimosa Rd Leeds, AL 35094

This instrument prepared by:

C. Blake West
Vertical Estate Planning, LLC
204 Main Ave Ste 128
Trussville, AL 35179
(256) 734-0026

EXHIBIT A

Shelby County, Alabama, to-wit: The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 33, Tp. 17 So., R. 1 E., subject to the following, namely: (a) the right-of-way granted Columbus & Western Railway Company by deed recorded in Vol. 18, page 148; (b) the right-of-way for Shelby County Highway No. 101; the right-of-way for State Highway No. 25; (c) the right-of-way and permits granted Alabama Power Company by instruments recorded in Vol. 82, page 328, in Vol. 114, page 82 and in Vol. 103, p. 463; (d) the rights-of-way granted Shelby County, Ala., by deeds recorded in Vol. 260, page 781 and Vol. 260, page 783; (e) the release from damages set forth in the deed to Empire Land Company recorded in Vol. 77, page 171; (f) and ad valorem taxes against the property hereby conveyed which will not be due until Oct. 1, 1980, which the grantees herein assume and agree to pay; but excluding from this conveyance, the following parcels, namely: (1) the approximately one acre conveyed to Willie Hardy by deed recorded in Vol. 79, page 241; (2) the land conveyed to Empire Land Company by deed recorded in Vol. 77, page 171; (3) the small triangle lying west of State Highway No. 25; and the minerals and mining rights and privileges as heretofore conveyed or reserved; (all references to vol. and page herein are references to the land conveyance records in the Office of the Judge of Probate of Shelby County, Ala.):

Less and Except:

See Deed Book 1996 Page 29448

A part of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 33; Thence run North along the west line of said $\frac{1}{4}$, $\frac{1}{4}$ 251.69 feet to a point on the centerline of Shelby County, Hwy 101; Thence angle right $61^{\circ} 00' 10''$ and run Northeasterly along said centerline 408.98 feet to the point of curvature of a 4 degree curve to the left (concave Northwesterly) Thence angle left $8^{\circ} 52'$ and run 441.61 feet (chord) to a point on said centerline; Thence angle left $98^{\circ} 52'$ and run 40.0 feet to the Northwesterly right of way line of said Hwy 101 and point of beginning; Thence continue 249.18 feet; Thence angle right $90^{\circ} 00'$ and run 236.33 feet; Thence angle right $119^{\circ} 02' 40''$ and run 280.94 feet to a point on the Northwesterly right of way line of said Hwy 101; Thence angle right $58^{\circ} 53' 50''$ (to chord) and run Southwesterly along said right of way 100' to point of beginning, said parcel containing 0.96 acres, more or less.

This conveyance is made subject to the following, to-wit:

1. Easements and restrictive covenants of record.
2. Minerals and mining rights and privileges as heretofore conveyed or reserved.
3. Ad valorem taxes.

Also, Less and Except:

See Deed Book 1996 Page 03505

A part of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$ of Section 33, Township 17 South Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the SW $\frac{1}{4}$, of the SW $\frac{1}{4}$ of said Section 33; Thence run North along the West line of said $\frac{1}{4}$, $\frac{1}{4}$ 251.69 feet to a point on the centerline of Shelby County Hwy 101; Thence angle right $61^{\circ} 00' 10''$ and run Northeasterly along said centerline 408.98 feet to the point of curvature of a 4 degree curve to the left (concave Northwesterly); Thence angle left $2^{\circ} 33'$ and run 127.59 feet (chord) to a point on said centerline; Thence angle left $92^{\circ} 33'$ and run 40.0 feet to the Northwesterly right of way of said Hwy 101 and point of beginning; Thence continue 250.0 feet; Thence angle right $85^{\circ} 51' 45''$ and run 251.40 feet; Thence angle right $124^{\circ} 54' 15''$ and run 311.75 feet to a point on the Northwesterly right of way of said Hwy 101; Thence angle right $59^{\circ} 10' 30''$ to (chord) and run Southwesterly along said right of way 100.0 feet to point of beginning, said parcel containing 1.02 acres, more or less.

This conveyance is made subject to the following, to-wit:

1. Easements and restrictive covenants of record.
2. Minerals and mining rights and privileges as heretofore conveyed or reserved.
3. Ad valorem taxes.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/12/2023 03:53:23 PM
 \$32.00 JOANN
 20230612000176620

Allen S. Bayl