

THIS INSTRUMENT PREPARED BY:

Arthur Andrew Jenkins, Esq.  
Jenkins Title, LLC  
2100 Southbridge Parkway, Ste 650  
Birmingham, AL 35209

Send Tax Notice To:  
Charles Morgan & Anne Morgan  
1625 Stanford Road  
Gulf Breeze, FL 32563  
Tax Parcel: 117260001004003

Cross reference to Inst. No. 20200519000199350 (Shelby County land records)  
Inst. No. 2021061881 (Jefferson County land records)

CORRECTIVE WARRANTY DEED

(filed to correct an error in the legal description. Should read Township 19 South)

STATE OF Florida  
Santa Rosa COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of correcting the land records as required by the title company so Grantee may sell the property:

**Charles Ray Morgan and Anne B. Morgan, husband and wife**  
&  
**ABCO AL, LLC, an Alabama Limited Liability Company**  
(herein referred to as Grantor),

the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey to

**Charles Morgan and Anne Morgan**  
(herein referred to as GRANTEE, whether one or more),

the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A Attached

SUBJECT TO:

1. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and FURTHER SUBJECT to any state of facts an accurate survey would show.

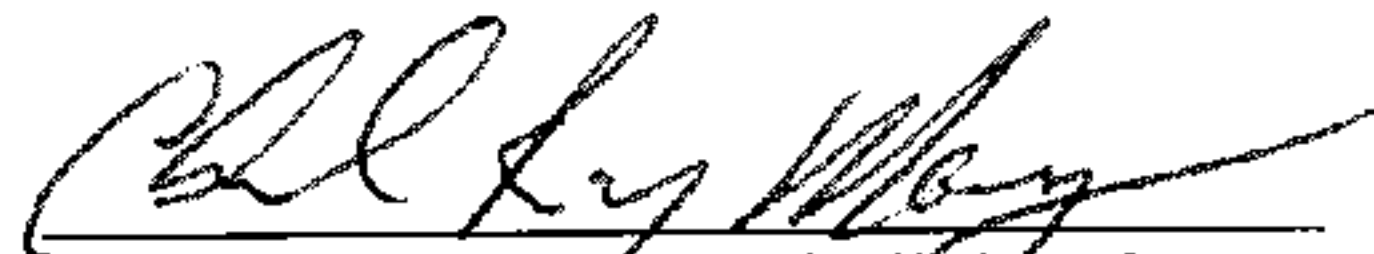
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.


The purpose of this deed is to correct the incorrect legal description in the following deeds:

Deed from Charles Ray Morgan and Anne B. Morgan to ABCO AL, LLC, an Alabama Limited Liability Company, dated 05/05/2020 and filed on 05/19/2020 as Inst. No. 20200519000199350.

Deed from ABCO AL, LLC, an Alabama Limited Liability Company, to Charles Morgan and Anne Morgan dated 05/21/2021 and misfiled in Jefferson County Probate records on 05/28/2021 as Inst. No. 2021061881.


IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 6<sup>th</sup> day of July, 2023.

  
Charles Ray Morgan, individual

  
Anne B. Morgan, individual

**ABCO AL, LLC, an Alabama limited liability company**

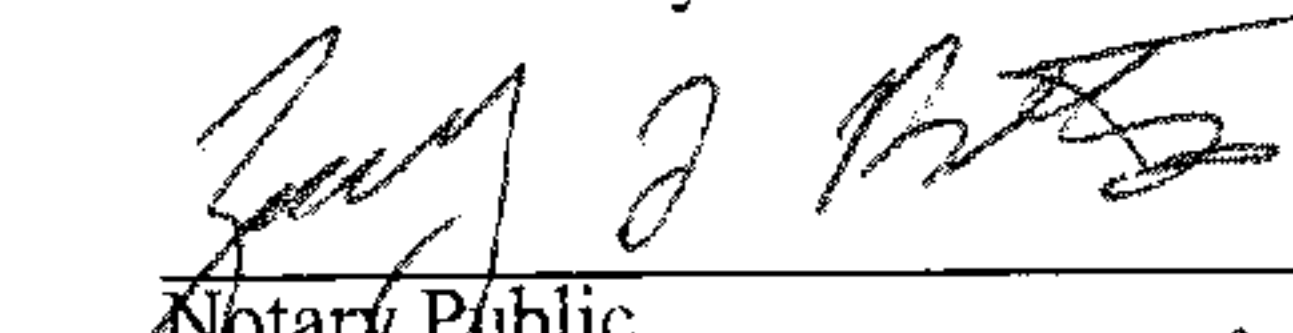
  
Charles Ray Morgan, Managing Member

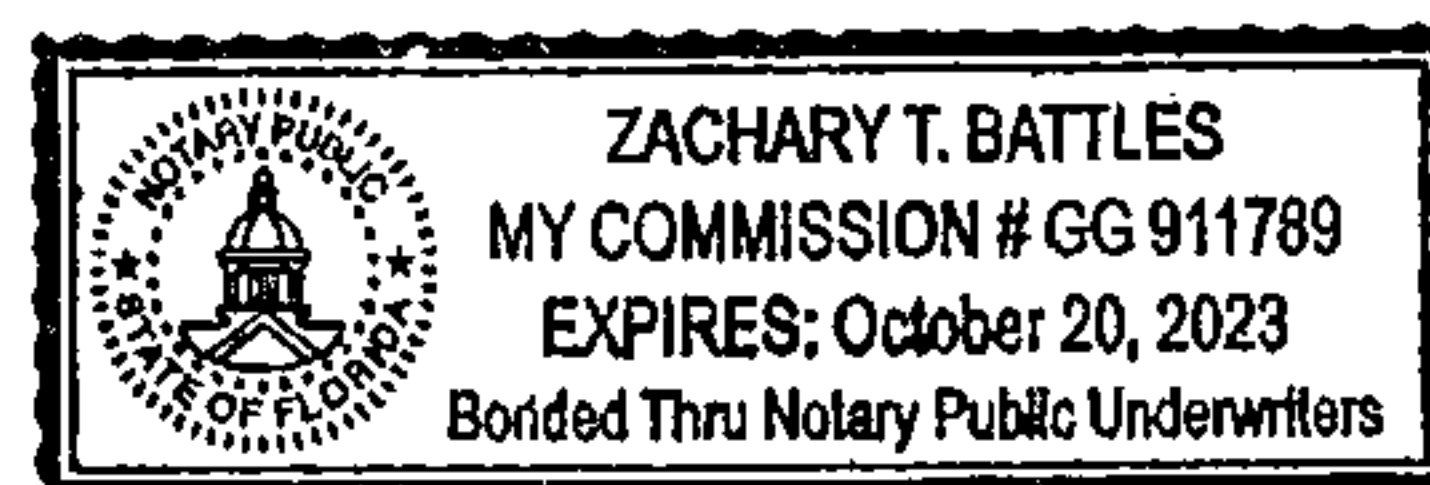
  
Anne B. Morgan, Managing Member

STATE OF Florida  
COUNTY OF Santa Rosa

I, the undersigned Notary Public in and for said County and State, hereby certify that **Charles R Morgan and Anne B. Morgan** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of July, 2023.

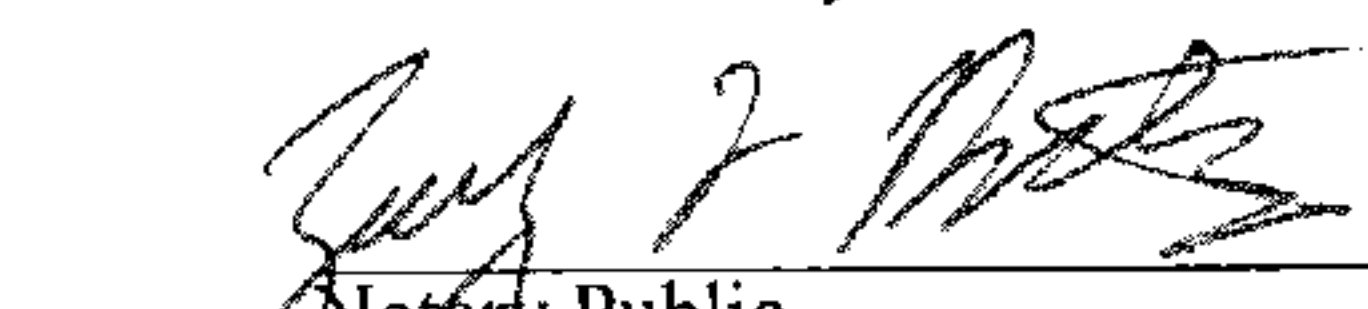
  
Notary Public  
My Commission Expires: Oct 20, 2023



STATE OF Florida  
COUNTY OF Santa Rosa

I, the undersigned Notary Public in and for said County and State, hereby certify that **Charles R Morgan and Anne B. Morgan** whose names as **Managing Members** of **ABCO AL, LLC**, an Alabama limited liability company, 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, they, in their capacities as such **Managing Members**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of July, 2023.

  
Notary Public  
My Commission Expires: Oct 20, 2023



Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Charles R. Morgan and Anne B. Morgan & ABCO AL, LLC, an Alabama limited liability company	Grantee's Name: Charles Morgan and Anne Morgan
Mailing Address: 1625 Stanford Road Gulf Breeze, FL 32563	Mailing Address: 1625 Stanford Road Gulf Breeze, FL 32563
Date of Sale: 6th day of July, 2023	Total Purchase Price: Corrective Filing
Verify purchase price with: this is a corrective filing	

## Exhibit A

Commence at the Northwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 26, Township 19 South, Range 3 West and run South on the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 662.56 feet thence turn left  $89^{\circ}-07'$  and run East a distance of 32.34 feet to the East right-of-way line of County Road 271, said point being the point of beginning; thence continue East on same line a distance of 628.27 feet; thence turn left  $90^{\circ}-55'-24''$  and run North a distance of 202.61 feet; thence turn left  $61^{\circ}-48'-56''$  and run Northwesterly a distance of 431.79 feet; thence turn left  $59^{\circ}-15'-48''$  and run Southwesterly a distance of 303.00 feet to the East right-of-way line of County Road 271, said point being the point of beginning of a curve to the right having a radius of 214.84 feet and a central angle of  $37^{\circ}-00'$ ; thence turn left  $88^{\circ}-23'$  to the tangent of said curve, thence run Southerly along the arc of said curve and along the East right-of-way line of said road a distance of 138.74 feet to the end of said curve, thence run Southwesterly along the extended tangent of said curve and along the East right-of-way line of said road a distance of 107.05 feet to the point of beginning.

## LESS AND EXCEPT:

A parcel of land in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 26, Township 19-South, Range 3-West, Shelby County, Alabama; described as follows: Commence at the Southwest Corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; Thence run North along the West  $\frac{1}{4}$  -  $\frac{1}{4}$  line 658.97 feet; Thence turn right  $90^{\circ}-53'$  and run East 32.34 feet to a point on the East right-of-way of Shelby County Highway #271 and the point of beginning; thence turn left  $83^{\circ}-23'-08''$  and run North along said right-of-way 107.05 feet; Thence turn right  $75^{\circ}-50'-04''$  and run Easterly 618.28 feet; Thence turn right  $96^{\circ}-37'-40''$  and run South 187.61 feet; Thence turn right  $90^{\circ}-55'-24''$  and run West 628.27 feet to the point of beginning.

Said property being located in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/21/2023 08:17:59 AM**  
**\$29.00 BRITTANI**  
**20230821000249910**

*Allen S. Bayl*