



20240329000086660 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
03/29/2024 12:33:15 PM FILED/CERT

This instrument was prepared by:

**Matthew Griffin
Shockley & Griffin
2100 River Haven Drive, STE 1
Hoover, Alabama 35244**

Send tax notice to:

**April Robertson
2060 HWY 7
Wilsonville, AL 35816**

CORRECTIVE STATUTORY WARRANTY DEED

**STATE OF ALABAMA)
)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS,****

This Deed is made for the purpose of correcting an error in the description of the property conveyed in AL039 Inst. # 20240228000052390 which was filed on 2/28/2024 in the Office of the Judge of Probate Shelby County, AL.

That for and in consideration of Ten Dollars and No/100 (\$10.00), the receipt of which is hereby acknowledged, I, Bertha April Michelle Robertson, as Executrix of the Estate of David Bolton Poe, (herein referred to as **GRANTOR**), do grant, bargain, sell and convey unto Cimber Cheyenne Robertson (herein referred to as **GRANTEE**) in fee simple absolute with right of survivorship, which is hereby subject to a life estate granted to Bertha April Michelle Robertson, (referred to as **LIFE TENANT**) the following described real estate, situated in Shelby County, Alabama, to wit:

The correct legal description is as follows:

That part of the NW ¼ of the NE ¼ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows; Commence at the Southeast corner of said ¼ -1/4 Section; thence run North along the East line of said ¼-1/4 Section a distance of 344.62 feet; thence turn an angle of 89 degrees 40 minutes 10 seconds to the left and run a distance of 360.93 feet to the point of beginning; thence continue in the same direction a distance of 217.80 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 200.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 217.80 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 200.00 feet to the point of beginning.

Also, that part of the NW ¼ of the NE ¼ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said ¼-1/4 Section; thence run North along the East line of said corner of



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said 1/4-1/4 Section distance of 344.62 feet; thence turn an angle of 89 degrees 40 minutes 10 seconds to the left and run a distance of 578.73 feet to the point of beginning; thence continue in the same direction a distance of 515.65 feet to the East right-of-way line of Shelby County Highway No. 7; thence turn an angle of 125 degrees 06 minutes 23 seconds to the right from the tangent of a right of way curve, and run along said curve (whose Delta Angle is 6 degrees 04 minutes 54 seconds to the right, radius is 1133.97 feet, Tangent is 60.24 feet, Length of arc is 120.37 feet) to the PT of said curve; thence continue along said Highway right-of-way a distance of 140.04 feet; thence turn an angle of 48 degrees 48 minutes 43 seconds to the right and run a distance of 349.12 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 200 feet to the point of beginning. Situated in Shelby County, Alabama.

This Deed was prepared by information provided by the parties.
No Title Search or Survey has been performed.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to said bargained premises unto GRANTEEES against the claims of all persons owning, holding or claiming by, through or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR'S acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR have hereunto set their hands and seals this the 25th day of March, 2024.

Bertha April Michelle Robertson

Bertha April Michelle Robertson GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bertha April Michelle Robertson, Executrix of the Estate of David Bolton Poe whose name is signed to the foregoing instrument, 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 on the day the same bears date.

Given under my hand and official seal this the 25th day of March, 2024.

Catherine G Cole

(SEAL)

NOTARY PUBLIC

My Commission Expires: 10.02.2027