

Send Tax Notice to:

625 Biddle Ln
Alabaster AL 35007

Tax Assessors Value \$ 249,250.00

[Space Above This Line for Recording Data]

This corrective deed is given to correct the legal descriptions described in that certain Deed recorded in Instrument # 20200228000079240.

CORRECTIVE
SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Dollar and 00/100s Dollars (\$1.00)**, between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Jennifer Mealer and Husband Jeffery P. Mealer and Thomas F. Fenley, a single man by Jennifer L. Mealer his Attorney-in-Fact** (herein referred to as grantor, whether one or more) whose mailing address is 625 Biddle Lane, Alabaster, AL 35007 grant, bargain, sell and convey unto, **Jennifer Mealer and Jeffery P. Mealer** (herein referred to as grantees) whose mailing address is 625 Biddle Lane, Alabaster, AL 35007 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama, having an address: 625 Biddle Ln, Alabaster, AL 35007** to wit:

SEE EXHIBIT A

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

Grantors herein are all the Surviving heirs at law of Frances Mae Fenley, having died on or about September 10, 2016.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their 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 the 23 day of

April, 2024

Jennifer Mealer
Jennifer Mealer

Jeffery P. Mealer
Jeffery P. Mealer

Thomas F. Fenley by Jennifer L. Mealer
Thomas F. Fenley by Jennifer L. Mealer ^{His Attorney-in-Fact}
His Attorney-in-Fact

John Mealer

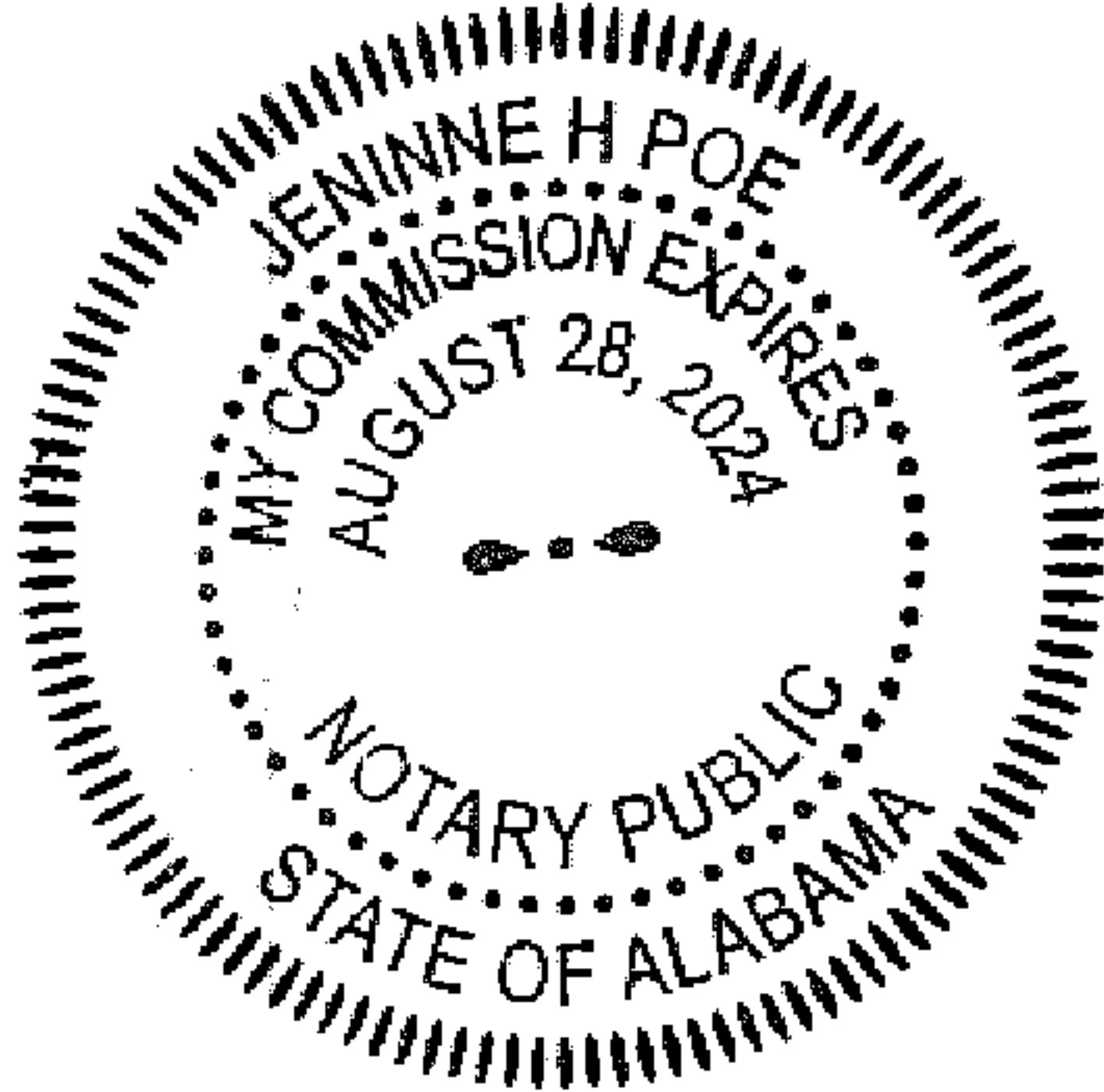
STATE OF Alabama

I, Quinton R. Poole, a Notary Public in and for said county in said state, hereby certify that **Jennifer Mealer and Jeffery P. Mealer** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

April, 2024 WITNESS my hand and official seal in the county and state aforesaid this the 23 day of

My Commission Expires: 8-28-24
Notary Public

(S E A L)



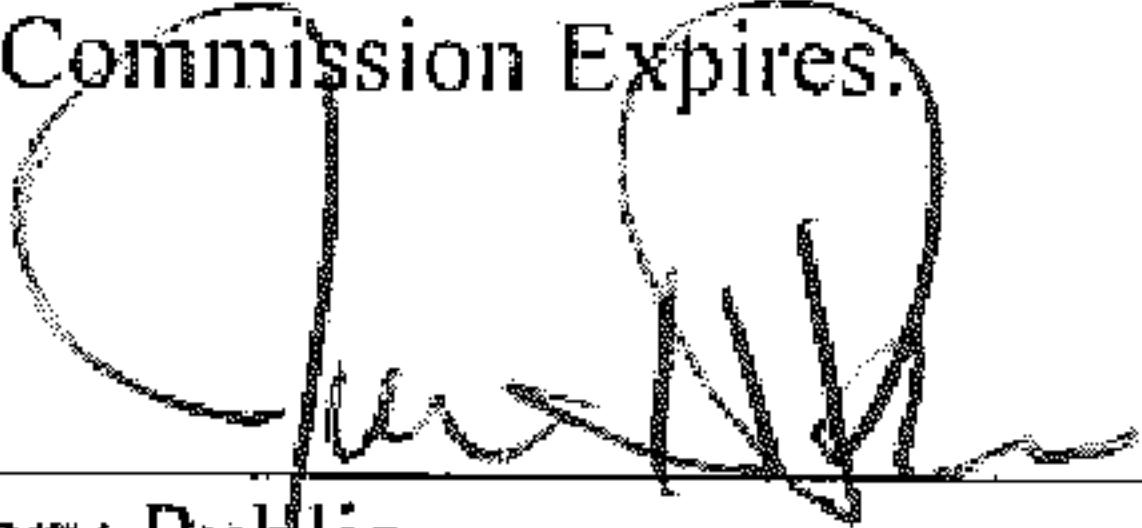
STATE OF Alabama

Shelby COUNTY ss:

I, Jennifer L. Mealer, a Notary Public in and for said county in said state, hereby certify that **Thomas F. Fenley** by **Jennifer L. Mealer** his Attorney-in-Fact whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she as Attorney-in-Fact executed the same voluntarily and with full authority.

Apr WITNESS my hand and official seal in the county and state aforesaid this the 23 day of April, 2024

My Commission Expires



Notary Public

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr., LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATN1060

EXHIBIT A

Parcel ID 23-5-15-0-002-001.002

A Part of the NW ¼ of the SE ¼ of Section 15, Township 21 S, Range 3 W, Shelby County, Alabama More particularly described as follows: From the NE corner of the NE ¼ of the SE ¼; thence N 88° 23' 47" W along the North Boundary of the N ½ of the SE 1/4, 1764.89 Feet to the point of beginning; thence continue N 88° 23' 47" W along said boundary 886.81 feet to the West Boundary of said N ¼; thence S 0° 09' 23" W along the West Boundary 1344.89 Feet to the South Boundary of said N 1/2; Thence S 88° 07' 11" E along the South Boundary 886.81 Feet; thence N 0° 09" 23" E, 1349.17 feet to the point of beginning. Ingress and egress easement as established in Affidavit under Instrument # 20160125000025160

Parcel ID 23-5-15-0-002-001.000

A parcel of land lying in the NW ¼ of the SE ¼ of Section 15, Township 21 South, Range 3 West more particularly described as follows:

Commencing at a ½" open to pipe accepted as the NW corner of the NW ¼ of the SE ¼ Section 15, Township 21 South, Range 3 West; thence S 88°39'31" E a distance of 886.42' to a ½" crimped top pipe being the point of beginning; thence S 88°26'41" E a distance of 443.67' to a ½" rebar; thence S 00°37'26" E a distance of 674.55' to a ½" capped rebar stamped SCS CA 817LS; thence N 88°29'41" W a distance of 449.99' to a 1½" open top pipe; thence N 00°05'08" W a distance of 674.73' back to the point of beginning. Legal Description from the Survey dated January 30, 2024, by Jimmy L. Mitchell, Alabama License No. 35525.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/25/2024 10:38:55 AM
\$33.00 PAYGE
20240425000120550

Allie S. Boyd