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01/08/2025 03:32:57 PM

CORDEED 1/5

20241220000388450

12/20/2024 11:04:34 AM

DEEDS 1/3

Send Tax Notice to:

David Patrick Hyche and Kimberly J.

Hyche

6000 Eagle Point Circle

Birmingham, AL 35242

This Instrument Prepared By:

Cassy Dailey

3156 Pelham Parkway

Suite 2

Pelham, AL 35124

File: PEL-24-9798

STATE OF ALABAMA

COUNTY OF SHELBY

*Corrective Deed
GENERAL WARRANTY DEED

*Deed being re-recorded

to correct legal description

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00)** 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

Janice M. Falkner, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

102 W. Sterrett St., Columbiana, AL 35051

by **David Patrick Hyche and Kimberly J. Hyche (herein referred to as "Grantee," whether one or more),** whose mailing address is

6000 Eagle Point Circle, Birmingham, AL 35242

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 **202 Goodwin Street, Columbiana, AL 35051,** 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

Janice M. Falkner is the surviving Grantee in that certain deed filed at Instrument No. 1998-38392. The co-grantee, Jeff Falkner, One and the Same as Jefferson Dowell Falkner, Jr. is deceased, having died on or about January 10, 2007.

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.

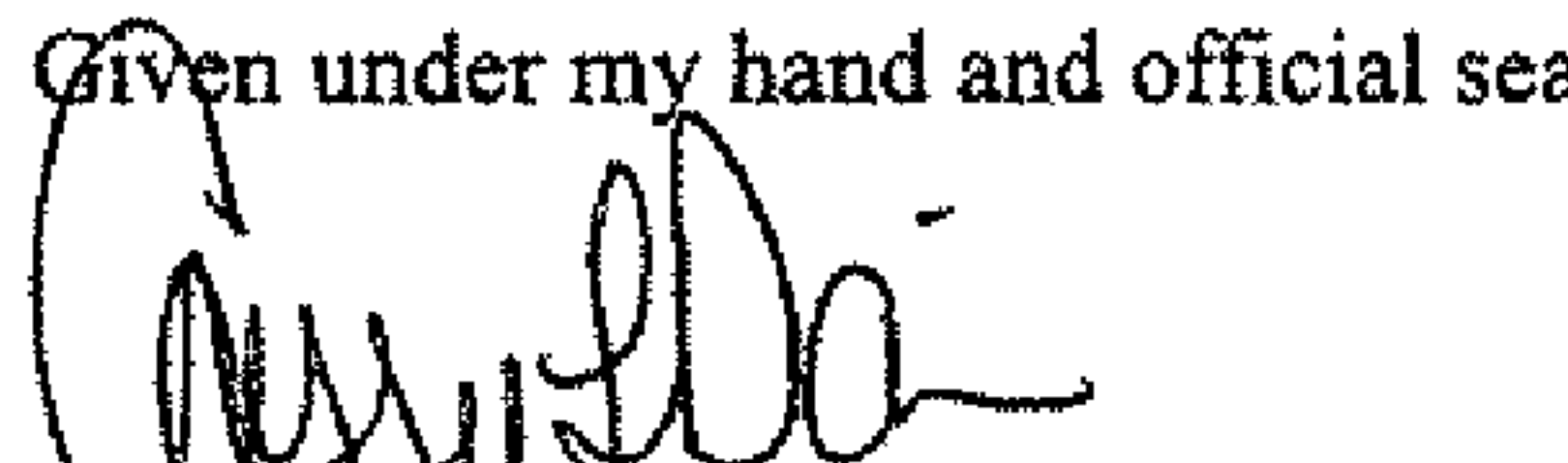
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 19 day of December 2024


Janice M. Falkner

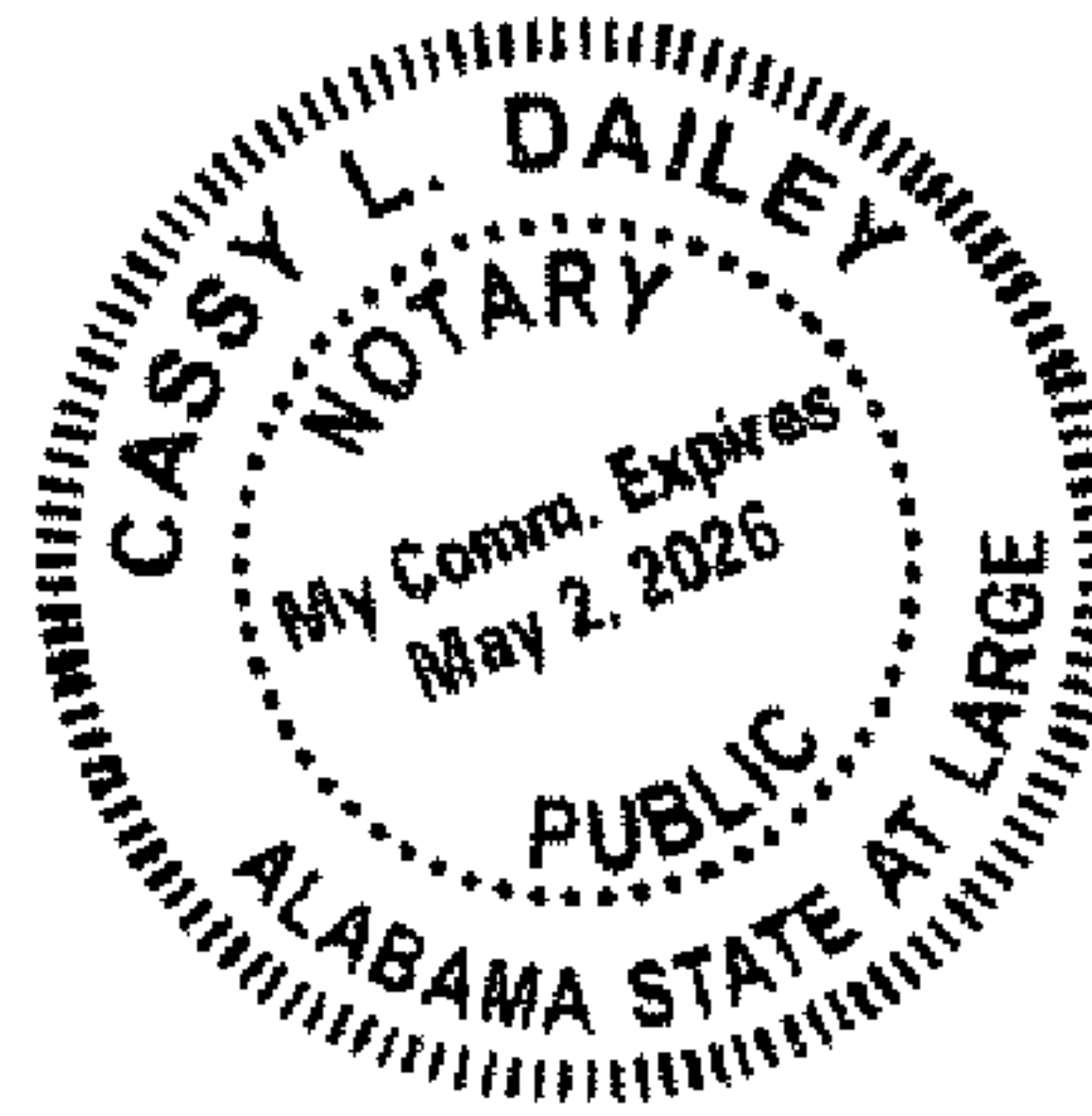
STATE OF ALABAMA
COUNTY OF SHELBY

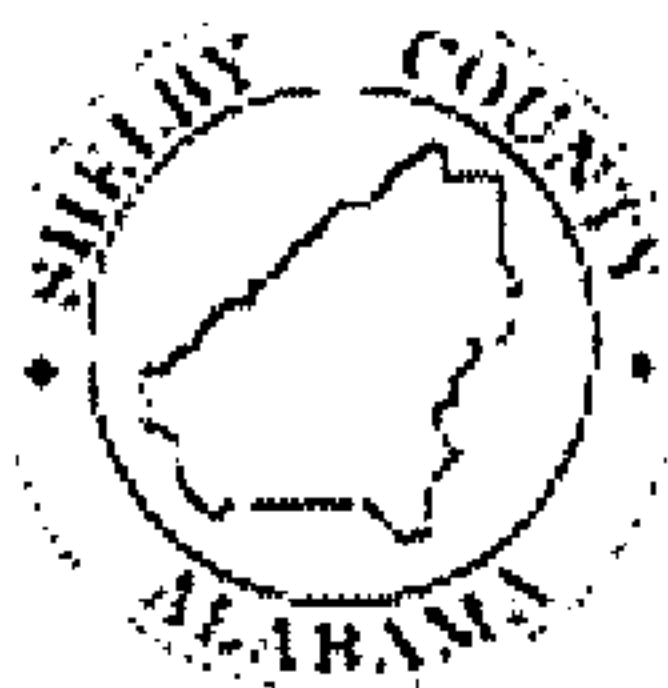
I, the undersigned Notary Public in and for said County and State, hereby certify that Janice M. Falkner whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of December, 2024.


Notary Public

My Commission Expires: 05/02/2026



[illegible]

Allen S. Bayal

EXHIBIT A**Property 1:**

Lot 6 and 7 in Block 3, according to the survey of J. W. Johnston's Addition to the Town of Columbiana, as recorded in Map Book 3, Page 24, in the Probate Office of Shelby County, Alabama.

ALSO, a part of the Northwest 1/4 of Northwest 1/4 of Section 25, Township 21, Range 1 West, and described as beginning at the Southeast corner of the land of J. B. Turner and which is the Northeast corner of said forty acres and run thence South 100 feet; thence West 160 feet; thence North 100 feet to the said J. B. Turner land; thence East along the South line of said Turner land 160 feet to the point of beginning.

AND ALSO:

Commence at the Northeast corner of the Northwest quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; run thence in a westerly direction along the North line of said section 25 for 160.0 feet to the Point of Beginning; thence turn an interior angle right of 90 degrees 07 minutes and run in a southerly direction for 99.80 feet; thence turn an interior angle left of 103 degrees 29 minutes 25 seconds and run in a southwesterly direction for 23.78 feet; thence turn an interior angle left of 167 degrees 11 minutes 11 seconds and run in a westerly direction for 112.0 feet; thence turn an interior angle left of 50 degrees 45 minutes 10 seconds and run in a northeasterly direction for 136.30 feet to the north line of said Section 25; thence turn an interior angle left of 128 degrees 41 minutes 15 seconds and run in an easterly direction along the north line of said section 25 for 50.14 feet to the Point of Beginning. Said land being in the Northwest quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama

PARCEL IV:

The E 1/2 of 20' alley lying West of Lots 6 and 7 Block 3, according to the survey of J. W. Johnston's Addition to the Town of Columbiana, as recorded in Map Book 3, Page 24.

LESS AND EXCEPT**PARCEL I:**

A parcel of land situated in the NW 1/4 of Section 25, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows: Commence at the NW Corner of above said Section; thence North 88 degrees 54 minutes 58 seconds East, a distance of 843.02 feet to the Point of Beginning; thence North 89 degrees 01 minutes 22 seconds East, a distance of 158.52 feet; thence North 89 degrees 03 minutes 21 seconds East, a distance of 176.15 feet; thence South 03 degrees 07 minutes 17 seconds East, a distance of 101.70 feet; thence South 87 degrees 30 minutes 12 seconds West, a distance of 327.33 feet; thence North 06 degrees 48 minutes 17 seconds West, a distance of 110.87 feet to the Point of Beginning.

Said Parcel containing 0.81 acres, more or less.

PARCEL II:

A parcel of land situated in the NW 1/4 of Section 25, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of above said Section; thence North 88 degrees 54 minutes 58 seconds East, a distance of 843.02 feet thence South 06 degrees 48 minutes 17 seconds East, a distance of 110.87 feet; thence North 87 degrees 30 minutes 12 seconds East, a distance of 290.55 feet to the Point of Beginning; thence continue along the last described course, a distance of 36.79 feet; thence South 03 degrees 07 minutes 17 seconds East, a distance of 92.96 feet; thence South 79 degrees 44 minutes 30 seconds West, a distance of 29.93 feet; thence North 07 degrees 17 minutes 59 seconds West, a distance of 97.34 feet to the Point of Beginning.

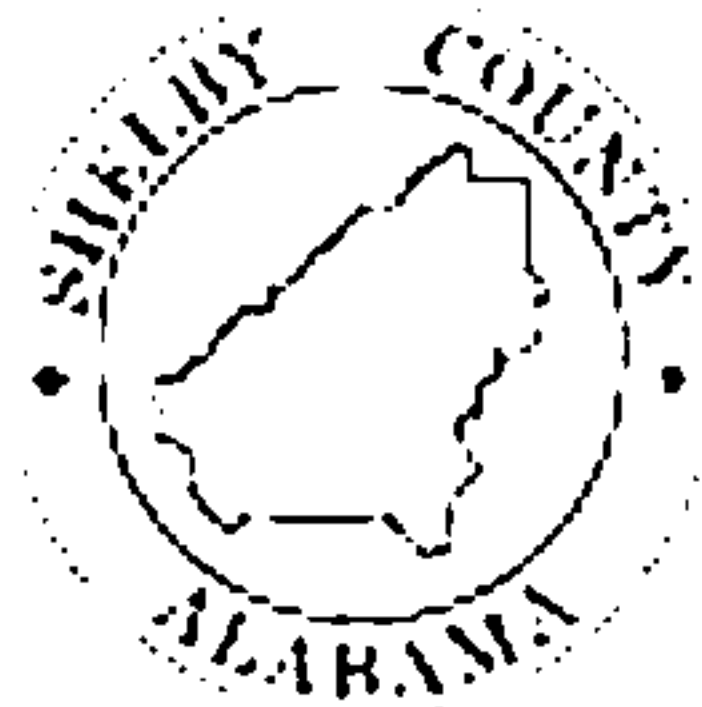
Said Parcel containing 0.07 acres, more or less.

PARCEL III:

A parcel of land situated in the NW 1/4 of Section 25, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW Corner of above said Section; thence North 88 degrees 54 minutes 58 seconds East, a distance of 843.02 feet thence South 06 degrees 48 minutes 17 seconds East, a distance of 110.87 feet; thence North 87 degrees 30 minutes 12 seconds East, a distance of 280.51 feet to the Point of Beginning; thence continue along the last described course, a distance of 10.04 feet; thence South 07 degrees 17 minutes 58 seconds East, a distance of 97.34 feet; thence North 79 degrees 44 minutes 30 seconds East, a distance of 29.93 feet; thence South 07 degrees 07 minutes 17 seconds East, a distance of 45.69 feet; thence South 87 degrees 52 minutes 49 seconds West, a distance of 16.62 feet; thence South 07 degrees 17 minutes 58 seconds East, a distance of 99.34 feet; thence South 81 degrees 04 minutes 08 seconds West, a distance of 20.01 feet; thence North 07 degrees 17 minutes 58 seconds West, a distance of 240.61 feet to the Point of Beginning.

Said Parcel containing 0.11 acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2025 03:32:57 PM
\$35.00 JOANN
20250108000009180

Allen S. Bayl