

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

This instrument prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

SEND TAX NOTICE TO:
Vicki Faye Greenhill
7562 Highway 119
Alabaster, AL 35007

CORRECTIVE GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar (\$1.00) and Other Good and Valuable Consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Charles Malcolm P'Pool, a married person, whose mailing address is 7562 Highway 119, Alabaster, AL 35007 (hereinafter grantor, whether one or more), does grant, bargain, sell and convey unto **Vicki Faye Greenhill**, whose mailing address is 7562 Highway 119, Alabaster, AL 35007 (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, having an address of 7562 Highway 119, Alabaster, AL 35007, and situated in **Shelby County, Alabama**:

Commence at a found steel rebar corner that represents the southeast corner of the southwest quarter of the southeast quarter of Section 23, Township 21 south, Range 3 west, Shelby County, Alabama and run thence North 02 degrees 05 minutes 19 seconds West along the east line of the said southwest quarter of the southeast quarter and part of the northwest quarter of the southeast quarter of said Section 23 and west of an existing barbed wire fence line a distance of 1,993.86' to set a capped rebar corner near an existing fence corner; Thence run South 89 degrees 36 minutes 35 seconds West along and near an existing barbed wire fence line a distance of 1,333.53' to a set capped rebar corner on the west line of same said northwest quarter of the southeast quarter near an existing fence corner; Thence run North 02 degrees 11 minutes 43 seconds West along said quarter-quarter line a distance 107.40' to set a capped rebar corner near an existing fence corner; Thence run South 67 degrees 01 minutes 40 seconds West along and very near to an existing barbed wire fence line a distance of 421.26' to a set capped rebar corner and the point of beginning of the property, Parcel 2, being described; Thence run South 27 degrees 42 minutes 29 seconds East a distance of 771.04' to a set rebar corner; Thence run South 37 degrees 04 minutes 46 seconds West a distance of 321.18' to a set rebar corner on the easterly margin of Alabama Highway 119 in a curve to the left having a central angle of 06 degrees 02' 03" and a radius of 2,924.82'; Thence run northwesterly along the arc of said curve an arc distance of 308.03' to the P.T. of said curve; Thence run North 29 degrees 56 minutes 54 seconds West along said right of way of said Highway 119 a distance of 464.41' to a set rebar corner; Thence run North 67 degrees 01 minutes 40 seconds East a distance of 335.18' to a set rebar corner and the

point of beginning, containing 5.68 acres, more or less.

LESS AND EXCEPT that portion conveyed to the State of Alabama in Warranty Deed recorded at Instrument #20241122000363630, Shelby County Probate Office.

A part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 21-S, Range 3-W, identified as Tract No, 5 on Project No. STPBH-0119(510) in Shelby County, Alabama and being more fully described as follows:

Commencing at the SE corner of the NE quarter of the SW quarter, Section 23, Township 21-S, Range 3-W;

thence West and along the South quarter section line a distance of 369 feet, more or less, to a point on the acquired R/W line (said line offset 80' RT and parallel with centerline of project), which is the point of BEGINNING;

thence following the curvature thereof an arc distance of 200.38 feet and along the acquired R/W line to a point on the grantor's South property line (said arc having a chord bearing of S 23°17'43" E, a clockwise direction, a chord distance of 200.34 feet and a radius of 3080.00 feet);

thence S 68°15'29" W and along the grantor's said property line a distance of 52.28 feet to a point on the present East R/W line of SR-119;

thence following the curvature thereof an arc distance of 291.90 feet and along said present R/W line to a point on said present R/W line (said arc having a chord bearing of N 25°44'26" W, a counterclockwise direction, a chord distance of 291.78 feet and a radius of 2904.79 feet);

thence N 28°36'53" W and along said present R/W line a distance of 472.32 feet to a point on the grantor's North property line;

thence N 66°49'50" E and along the grantor's said property line a distance of 61.35 feet to a point on the acquired R/W line (said line offset 80' RT: and parallel with centerline of project);

thence S 28°40'13" E and along the acquired R/W line a distance of 376.05 feet to a point on the acquired R/W line (said point offset 80' RT and perpendicular to centerline of project at PT station 68+40.46);

thence following the curvature thereof an arc distance of 188.76 feet and along the acquired R/W line (said arc having a chord bearing of S 26°54'53" E, a clockwise direction, a chord distance of 188.73 feet and a radius of 3080.00 feet) to the point and place of BEGINNING, containing 1.04 acres, more or less.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

This Deed is intended to correct that certain Warranty Deed With Life Estate Reservation for Grantor recorded in Instrument 20231005000298170, Shelby County Probate Office. Said deed incorrectly indicated that the Grantor, Charles Malcolm P'Pool, was reserving a life estate within the property conveyed. However, it was the intent of the Grantor to convey all right, title and interest in the property to the Grantee, Vicki Faye Greenhill, thereby vesting fee simple interest in said Grantee, solely, with no reservation of life estate for any party.

The property herein conveyed does not constitute the homestead of the spouse of Grantor, nor is it contiguous thereto.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

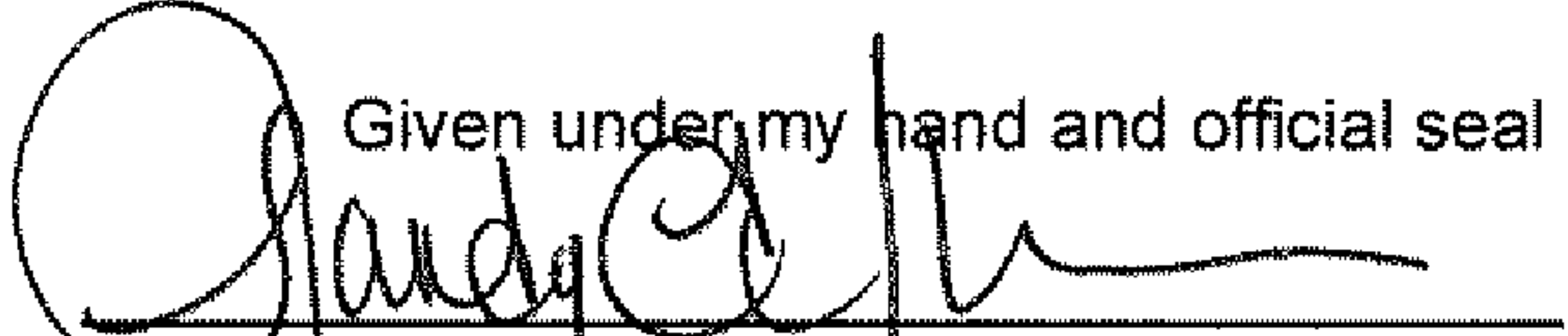
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 15, 2025

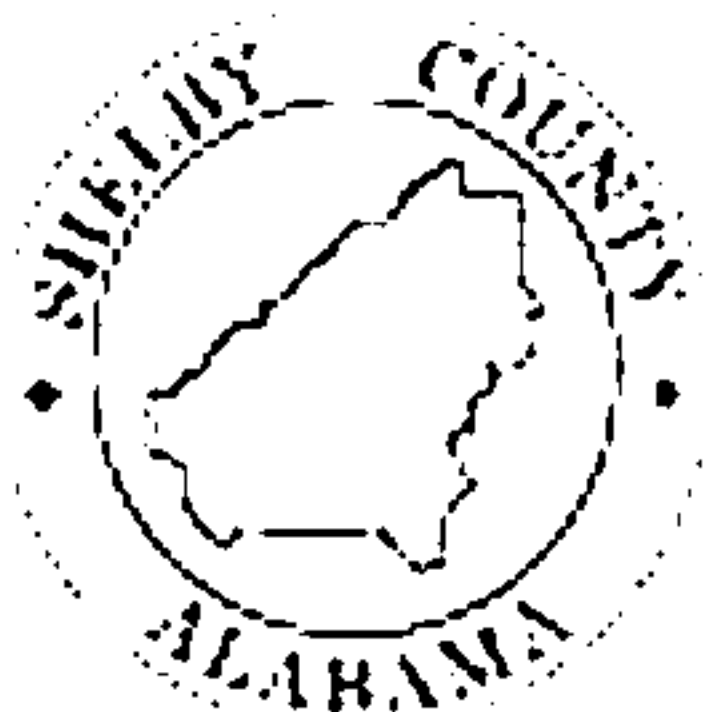
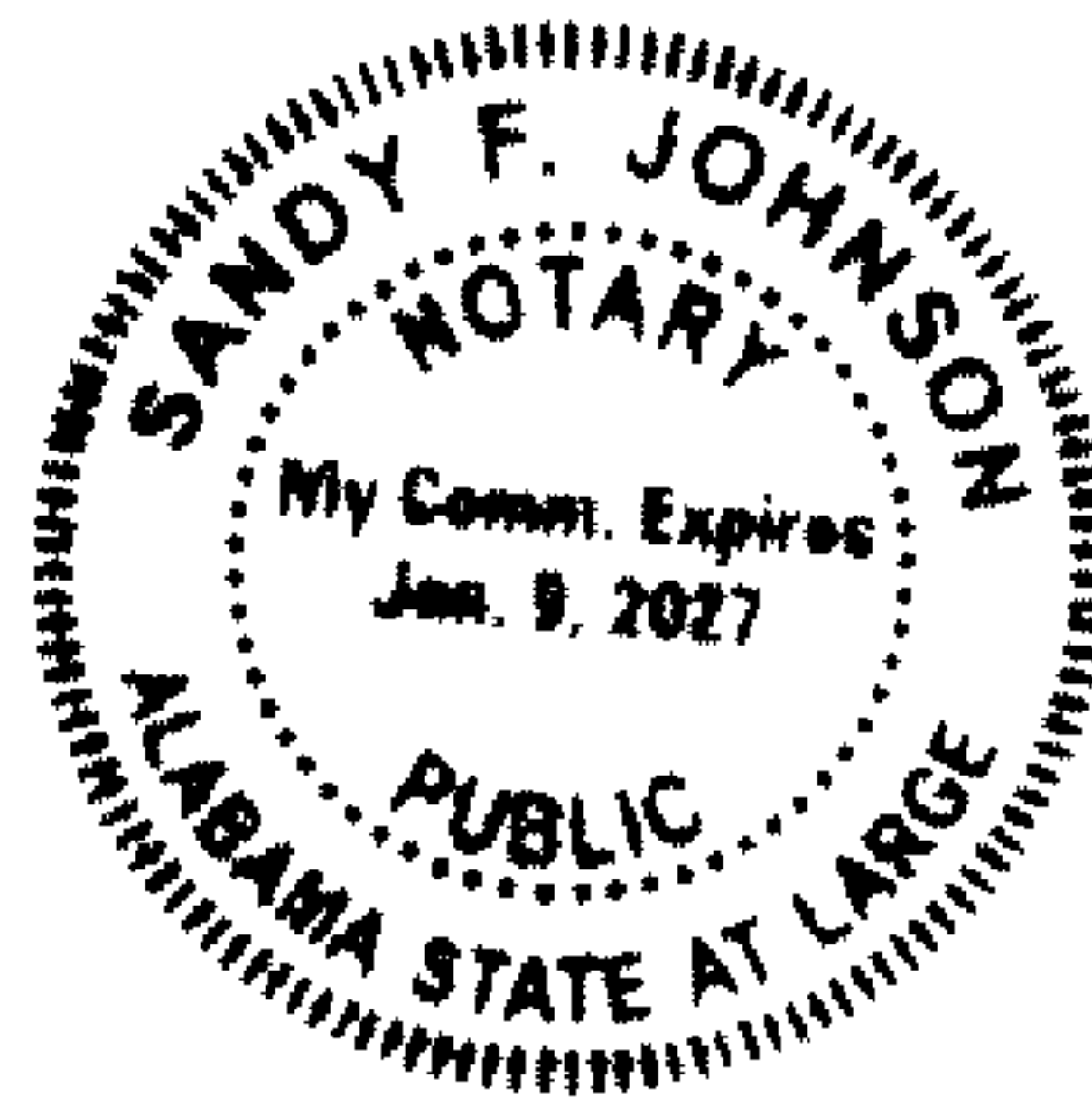

Charles Malcolm P'Pool

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Malcolm P'Pool, is 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, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 15th day of August, 2025.


Notary Public
Commission Expires: 1/9/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2025 02:58:27 PM
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Allen S. Bayl