


THIS INSTRUMENT PREPARED BY:
MATTHEW T. MURPHY
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045
(205)755-1975


20250908000274320 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
09/08/2025 02:16:31 PM FILED/CERT

**CORRECTIVE DEED CORRECTING THE LEGAL DESCRIPTION IN INSTRUMENT
NUMBER: 20250506000134560**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

PO BOX 400
HARPERSVILLE, AL 35078

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTOR, Paul L. Brooks and Ruth S. Brooks, a married couple, in hand paid by the GRANTEE, Paul L. Brooks and Ruth S. Brooks, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, for and during their joint lives, 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, to wit:

Parcel 2- Commence at the NE Corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°12'27"E a distance of 16.59' to the Southerly R.O.W. line of CSX Transportation Railroad; thence S61°27'54"W and along said R.O.W. line a distance of 140.34' to the POINT OF BEGINNING; thence continue S61°27'54"W and along said R.O.W. line a distance of 539.06'; thence S60°19'26"W and along said R.O.W. line a distance of 100.00'; thence S00°31'29"E and along said R.O.W. line a distance of 113.72'; thence S61°06'32"W and along said R.O.W. line a distance of 245.81'; thence S12°33'55"E and leaving said R.O.W. line a distance of 775.72'; thence S07°15'20"W a distance of 698.02'; thence S57°59'02"E a distance of 266.62' to the Westerly R.O.W. line of Alabama Highway 25; thence N32°34'49"E and along said R.O.W. line a distance of 1146.70'; thence N01°12'27"W and leaving said R.O.W. line a distance of 716.06'; thence N57°23'18"W a distance of 150.16'; thence N01°14'12"W a distance of

367.42' to the POINT OF BEGINNING. Said Parcel containing 28.45 acres, more or less.

Parcel 4- Commence at the NE Corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°12'27"E a distance of 16.59' to the Southerly R.O.W. line of CSX Transportation Railroad; thence S61°27'54"W and along said R.O.W. line a distance of 140.34'; thence S01°14'12"E and leaving said R.O.W. line a distance of 367.42'; thence S57°23'18"E a distance of 150.16'; thence S01°12'27"E a distance of 716.06' to the Westerly R.O.W. line of Alabama Highway 25; thence S19°58'27"W and leaving said R.O.W. line a distance of 366.56' to the Easterly R.O.W. line of Alabama Highway 25 and the POINT OF BEGINNING; thence S32°34'49"W and along said R.O.W. line a distance of 1097.24'; thence S58°20'53"E and leaving said R.O.W. line a distance of 205.01'; thence N87°12'52"E a distance of 406.79'; thence N00°34'00"E a distance of 1012.44' to the POINT OF BEGINNING. Said Parcel containing 7.30 acres, more or less.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

The description contained herein was taken from that certain survey dated April 16, 2025, by Rodney Shiflett, AL Reg. No. 21784, a copy of which is attached hereto as EXHIBIT "A", and which controls.

Prior Deed Reference: Instrument Numbers: 20250506000134540;
20250506000134550; 20010516000197641

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors

and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and
seal, on this 8th day of September, 2025.

Paul L. Brooks
Paul L. Brooks

Ruth S. Brooks
Ruth S. Brooks

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State,
hereby certify **Paul L. Brooks and Ruth S. Brooks**, 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, (s)he executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this 8th day of September, 2025.

Meagan Amber Wedge
NOTARY PUBLIC
My Commission Expires: 8/26/2029

Address of Grantee:
PO BOX 400
HARPERSVILLE, AL 35078
Real Value: \$15,120.00

Address of Grantor:
PO BOX 400
HARPERSVILLE, AL 35078

Property Address:
40131 HIGHWAY 25
HARPERSVILLE, AL 35078
35.75 ACRES, MORE OR LESS
IN SHELBY COUNTY, ALABAMA



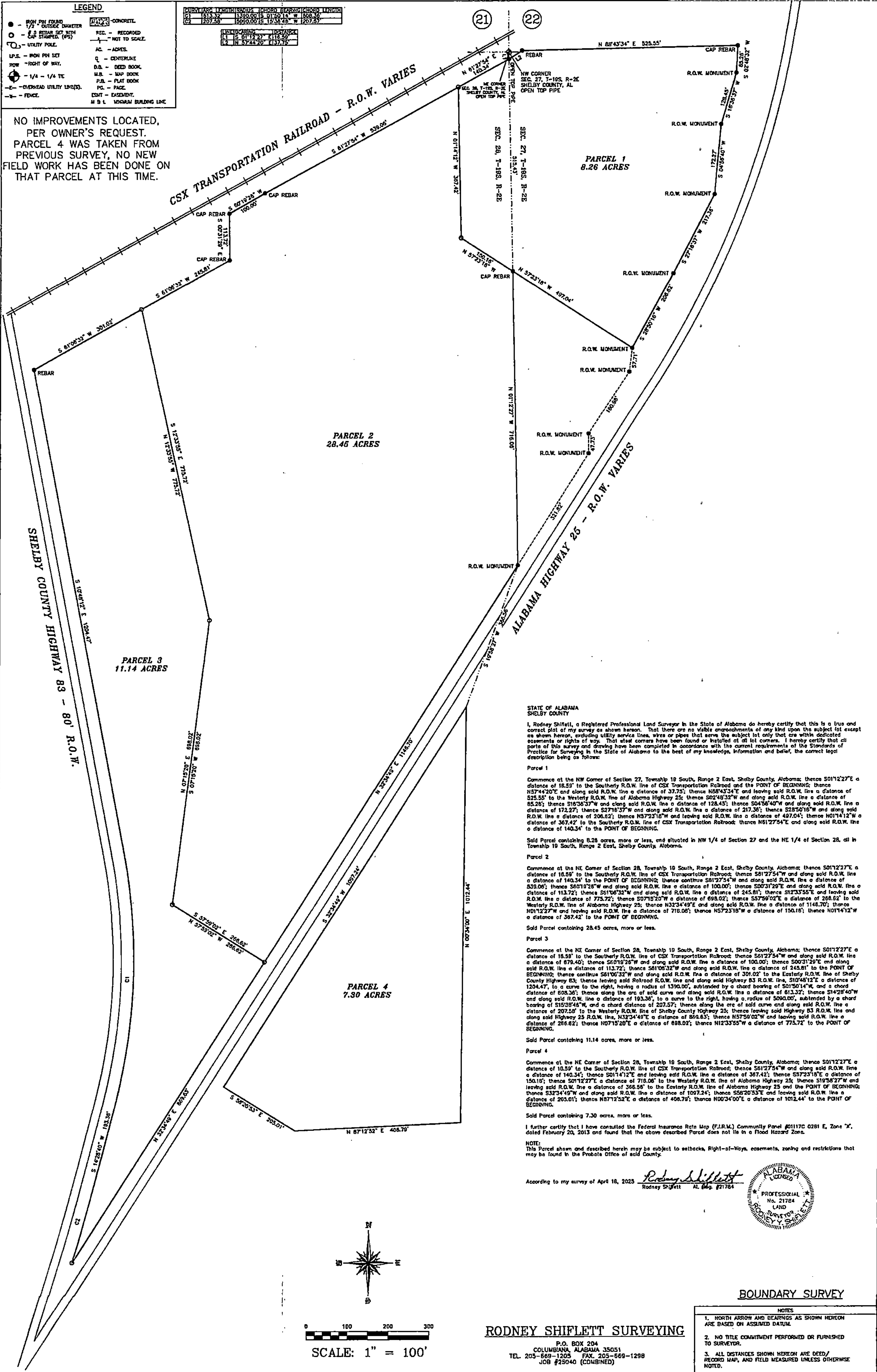
20250908000274320 4/4 \$32.00
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LEGEND	
● - IRON PIN FOUND	CONCRETE
○ - 1/2" OUTSIDE DIAMETER	REC. - RECORDED
○ - 3/4" REBAR SET WITH CAP STAMPED (PS)	NOT TO SCALE
○ - UTILITY POLE	AC. - ACRES
U.P.S. - IRON PIN SET	C. - CENTERLINE
ROW - RIGHT OF WAY	D.B. - DEED BOOK
○ - 1/4" - 1/4" TIE	M.B. - MAP BOOK
○ - OVERHEAD UTILITY LINE(S)	P.B. - PLAT BOOK
— - FENCE	P.G. - PAGE
	ESMT - EASEMENT
	M & L - MEASURE BUILDING LINE

SECTION	TOWNSHIP	RANGE	COUNTY	STATE
27	19	2	Shelby	AL
28	19	2	Shelby	AL

LINK	BEARING	DISTANCE
1	S 01°12'27" E	616.59'
2	N 57°23'18" W	437.04'

NO IMPROVEMENTS LOCATED,
PER OWNER'S REQUEST.
PARCEL 4 WAS TAKEN FROM
PREVIOUS SURVEY, NO NEW
FIELD WORK HAS BEEN DONE ON
THAT PARCEL AT THIS TIME.



STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, including utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That what corners have been found or installed at all lot corners, I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, the correct legal description being as follows:

Parcel 1

Commence at the NW Corner of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°12'27"E a distance of 16.59' to the Southerly R.O.W. line of CSX Transportation Railroad; thence S81°27'54"W and along said R.O.W. line a distance of 37.79'; thence N88°43'34"E and leaving said R.O.W. line a distance of 525.55' to the Westerly R.O.W. line of Alabama Highway 25; thence S02°48'32"W and along said R.O.W. line a distance of 85.28'; thence S16°36'37"W and along said R.O.W. line a distance of 128.45'; thence S04°58'40"W and along said R.O.W. line a distance of 172.27'; thence S27°18'37"W and along said R.O.W. line a distance of 217.38'; thence S25°50'18"W and along said R.O.W. line a distance of 206.82'; thence N37°23'18"W and leaving said R.O.W. line a distance of 497.04'; thence N01°14'12"W a distance of 367.42' to the Southerly R.O.W. line of CSX Transportation Railroad; thence N51°27'54"E and along said R.O.W. line a distance of 140.34' to the POINT OF BEGINNING.

Said Parcel containing 8.26 acres, more or less, and situated in NW 1/4 of Section 27 and the NE 1/4 of Section 28, all in Township 19 South, Range 2 East, Shelby County, Alabama.

Parcel 2

Commence at the NE Corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°12'27"E a distance of 16.59' to the Southerly R.O.W. line of CSX Transportation Railroad; thence S81°27'54"W and along said R.O.W. line a distance of 140.34' to the POINT OF BEGINNING; thence continue S81°27'54"W and along said R.O.W. line a distance of 539.06'; thence S60°19'28"W and along said R.O.W. line a distance of 100.00'; thence S00°31'29"E and along said R.O.W. line a distance of 113.72'; thence S61°06'32"W and along said R.O.W. line a distance of 245.81'; thence S12°33'55"E and leaving said R.O.W. line a distance of 775.72'; thence S07°18'20"W a distance of 698.02'; thence S57°50'02"E a distance of 268.52' to the Westerly R.O.W. line of Alabama Highway 25; thence N32°34'49"E and along said R.O.W. line a distance of 1146.70'; thence N01°12'27"W and leaving said R.O.W. line a distance of 718.08'; thence N57°23'18"W a distance of 150.16'; thence N01°14'12"W a distance of 367.42' to the POINT OF BEGINNING.

Said Parcel containing 28.46 acres, more or less.

Parcel 3

Commence at the NE Corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°12'27"E a distance of 16.59' to the Southerly R.O.W. line of CSX Transportation Railroad; thence S81°27'54"W and along said R.O.W. line a distance of 879.40'; thence S60°19'28"W and along said R.O.W. line a distance of 100.00'; thence S00°31'29"E and along said R.O.W. line a distance of 113.72'; thence S61°06'32"W and along said R.O.W. line a distance of 245.81' to the POINT OF BEGINNING; thence continue S81°27'54"W and along said R.O.W. line a distance of 309.02' to the Eastern R.O.W. line of Shelby County Highway 83; thence leaving said Railroad R.O.W. line and along said Highway 83 R.O.W. line, S10°48'12"E a distance of 1204.47', to a curve to the right, having a radius of 1390.00', subtended by a chord bearing of S01°50'14"W, and a chord distance of 608.36'; thence along the arc of said curve and along said R.O.W. line a distance of 613.32'; thence S14°28'40"W and along said R.O.W. line a distance of 193.38'; to a curve to the right, having a radius of 5090.00', subtended by a chord bearing of S15°35'48"W, and a chord distance of 207.57'; thence along the arc of said curve and along said R.O.W. line a distance of 207.58' to the Westerly R.O.W. line of Shelby County Highway 25; thence leaving said Highway 83 R.O.W. line and along said Highway 25 R.O.W. line, N32°34'49"E a distance of 868.63'; thence N57°50'02"W and leaving said R.O.W. line a distance of 268.62'; thence N07°15'20"E a distance of 688.01'; thence N12°33'55"W a distance of 775.72' to the POINT OF BEGINNING.

Said Parcel containing 11.14 acres, more or less.

Parcel 4

Commence at the NE Corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S01°12'27"E a distance of 16.59' to the Southerly R.O.W. line of CSX Transportation Railroad; thence S81°27'54"W and along said R.O.W. line a distance of 140.34'; thence S01°14'12"E and leaving said R.O.W. line a distance of 367.42'; thence S37°23'18"E a distance of 150.16'; thence S01°12'27"E a distance of 718.08' to the Westerly R.O.W. line of Alabama Highway 25; thence S19°36'27"W and leaving said R.O.W. line a distance of 366.58' to the Eastern R.O.W. line of Alabama Highway 25 and the POINT OF BEGINNING; thence S32°34'49"W and along said R.O.W. line a distance of 1097.24'; thence S56°20'53"E and leaving said R.O.W. line a distance of 203.01'; thence N87°12'52"E a distance of 408.79'; thence N00°34'00"E a distance of 1012.44' to the POINT OF BEGINNING.

Said Parcel containing 7.30 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.), Community Panel #01117C 0281 E, Zone "X", dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:
This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of April 18, 2023
Rodney Shiflett
Rodney Shiflett
AL 049 #21784



BOUNDARY SURVEY

- NOTES
1. NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON ASSUMED DATUM.
 2. NO TITLE COMMITMENT PERFORMED OR FURNISHED TO SURVEYOR.
 3. ALL DISTANCES SHOWN HEREON ARE DEED/RECORD MAP, AND FIELD MEASURED UNLESS OTHERWISE NOTED.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #25040 (COMBINED)