

****THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THE DEED
RECORDED IN INSTRUMENT NO. 20250130000029950 IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY ALABAMA.****

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Justin Wormington and
Timothy Alan Mathis
8464 HWY 17
Alabaster, AL 35114

STATE OF ALABAMA
SHELBY COUNTY

}

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Karen Kirby Arnold, a married woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Justin Wormington and Timothy Alan Mathis** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 2 day of October, 2025.

Karen Kirby Arnold
Karen Kirby Arnold

STATE OF Alabama
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Karen Kirby Arnold**, 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 the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2 day of October, 2025.

[Signature]
Notary Public

My Commission Expires: 1/7/29

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 7, 2029

EXHIBIT A

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the East line to said 1/4-1/4 a distance of 364.25 feet to a point; Thence turn an angle of 90 degrees 10 min. 30 sec. right and run Westerly a distance of 4,279.82 feet to a steel pin set on the Westerly right of way line of Shelby County Highway 17 and the Point of Beginning of the property being described; Thence continue along last described course a distance of 118.90 feet to a point; Thence turn an angle of 73 degrees 00 min. 00 sec. right and run a distance of 214.47 feet to a point; Thence turn an angle to 22 deg. 07 min. 00 sec. right and run a distance of 250.20 feet to a point thence turn an angle of 17 degrees 26 min. 32 sec. right and run a distance of 262.09 feet to a point; Thence turn an angle of 8 degrees 33 min. 30 sec. right and run a distance of 229.70 feet to a point; Thence turn an angle of 7 degrees 57 min. 55 sec. right and run a distance of 91.09 feet to a point; Thence turn an angle of 51 degrees 04 min. 06 sec. right and run a distance of 79.24 feet to a steel pin corner set on the same said Westerly right of way line of Highway 17; Thence turn an angle of 109 degrees 35 min. 14 sec. right and run Southwesterly along said right of way line a distance of 200.89 feet to the P. C. of a Highway curve to the left having a central angle of 18 degrees 24 min. 52 sec. and a radius of 2,165.00 feet; Thence continue Southwesterly along the arc to said curve an arc distance of 695.81 feet to the P. T. of said curve; Thence continue along same said right of way line a tangent distance of 93.27 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Less and Except that portion of the above referenced property which was previously conveyed in the deed recorded as instrument number 20200617000246400 in the Shelby County Probate Office, said property being legally described as:

Commence at the Northwest corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; Thence run South 89°31'49" East along the north line of said section a distance of 1466.16 feet more or less to the intersection with the west right-of-way line of Shelby County Highway 17; Thence leaving the north line of said section run South 20°37'53" West along the west right-of-way line of Shelby County Highway 17 a distance of 738.96 feet more or less to an iron pipe that locates the northeast corner of parcel 23 2 09 0 001 011.003 owned by Larry Cain Real Estate Co. Inc. Thence run South 20°01'47" West along the west right-of way line of Shelby County Highway 17 a distance of 44.63 feet to the Point of Beginning; Thence run South 20°55'34" West along the west right-of-way line of Shelby County Highway 17 a distance of 86.50 feet to a point; Thence leaving the west right-of-way line of Shelby County Highway 17 run North 69°04'26" West a distance of 146.28 feet to a point; Thence run North 48°50'34" East a distance of 6.40 feet to a point; Thence run North 00°25'13" East a distance of 42.63 feet to a point; Thence run North 73°24'36" East a distance of 64.04 feet to a point; Thence run North 45°10'47" East a distance of 15.22 feet to a point; Thence run South 15°54'56" East a distance of 46.64 feet to a point; Thence run South 88°10'49" East a distance of 77.50 feet to a point to the POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/03/2025 09:49:24 AM
 \$29.00 BRITTANI
 20251103000335710

Allen S. Bayl