

Prepared By: Jon Terry

1813 3rd Ave. N.

Bessemer, Al. 35020

STATE OF ALABAMA)
SHELBY COUNTY)

CORRECTIVE DEED and SCRIBER'S ERROR AFFIDAVIT

Comes now attorney Jon David Terry, Esq., of Bains & Terry, as the listed Preparer in that Estate Deed recorded December 18, 2025 as Instrument No. 20251218000387500 in the Probate Office of Shelby County, Alabama, being a deed from the Executor of the *Estate of Sarah A. Mays, deceased* (Shelby Cnty. Probate Case No. PR-2024-000248) to one of the heirs of said Estate, Joy Mays Schoen and her husband, Gregg Schoen, which apparently left off a parcel of real property adjoining the legal description set forth in the aforesaid Estate Deed, per the Shelby County Tax Assessor's Office, which parcel is set forth in that Deed to the Decedent and her husband that predeceased her, as recorded on February 18, 1988 at Real Book 171, Page 930, Probate Office of Shelby County, Alabama; and therefore, attorney **Jon David Terry**, the Preparer of the Estate Deed noted above and attorney of record for the *Estate of Sarah A. Mays, deceased* (Shelby Cnty. Probate Case No. PR-2024-000248), as to the Scriber's Error Affidavit, and **Kenneth Mays**, as Executor of the *Estate of Sarah A. Mays, deceased* (Shelby Cnty. Probate Case No. PR-2024-000248) (hereinafter, "Grantor"), as to the Corrective portion thereof, hereby add to that that Estate Deed recorded December 18, 2025 as Inst. No. 20251218000387500 in the Probate Office of Shelby County, Alabama, and otherwise grant, bargain, sale and quitclaim unto the Grantees, **Joy Mays Schoen and husband, Gregg D. Schoen**, as joint tenants with rights of survivorship, the following described parcel of real property, designated as "Parcel III," below, but additionally note Parcels I and II, previously submitted for clarity, which are all situated in Shelby County, Alabama, as follows, to-wit:

PARCEL I:

Begin at the Northwest Corner of the South-East Quarter of the South-East Quarter of Section 13, Township 21 South, Range 2 West; thence in a Southerly direction along the West boundary of said quarter-quarter section 386.60 feet, more or less, to the Southeast right-of-way boundary of Highway No. 26; said intersection being the Point of Beginning; thence continue in a Southerly direction along said West Boundary 420.00 feet; thence turn 100 degrees and 49 minutes to the left in a Northeasterly direction 210.00 feet; thence turn 79 degrees and 11 minutes to the left in a Northerly direction 420.00 feet; thence turn 100 degrees and 49 minutes to the left along said Southeast right-of-way boundary 210.00 feet to the point of beginning.

PARCEL II:

Commence at the NW Corner of the SE ¼ of the SE ¼ of Section 13, Township 21 South, Range 2 West, thence run S 0°43'52" W along the West line of said ¼ - ¼ for 387' more or less to its intersection with the Southerly Right of Way line of Shelby County highway 26; thence run N 79°54'52" E along said Right of Way for 210.00' to the Point of Beginning, thence run N 79°54'52" E along said Right of Way for 105.00'; thence run S 0°25'02" E for 630.00'; thence run N 79°58'26" E for 105.17'; thence run S 0°23'39" E for 420.53'; thence run N 80°03'07" E for 209.92'; thence run S





02°24'19" E for 68.75'; thence run S 79°53'38" W for 630.04'; thence run N 0°25'06" W for 68.75'; thence run N 79°34'43" E for 210.21'; thence run N 0°25'04" W for 630.00'; thence run N 0°25'02" W for 420.10' to the Point of Beginning.

PARCEL III:

Begin at the Northwest corner of the SE ¼ of SE ¼ of Section 13, Township 21, Range 2 West; thence run in a Southerly direction along the West boundary of said ¼ - ¼ Section 386.60 feet, more or less, to the Southeast right-of-way boundary of Highway 26; thence continue in a Southerly direction along the West boundary of said ¼ - ¼ Section a distance of 420 feet to the point of beginning; thence continue in a Southerly direction along the West boundary of said ¼ - ¼ Section and also the West boundary line of the NE ¼ of NE ¼ of Section 24, Township 21, Range 2 west a distance of 630 feet to a point; thence turn 100 deg. 49 min. to the left and run in an Easterly direction 210 feet to a point; thence turn 79 deg. 80 min. to the left and run in a Northerly direction 630 feet to a point; thence turn 100 deg. 49 min. to the left and run in a Westerly direction a distance of 210 feet, more or less, to the point of beginning.

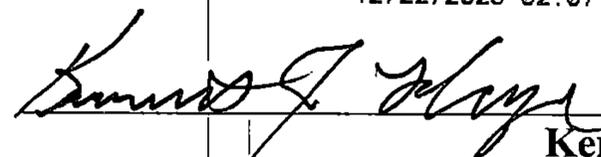
NOTE: The source of title to the parcels set forth above, as to Parcel I, is otherwise contained in that Deed recorded March 27, 1975 at Real Book 291, Page 213; as to Parcel II is otherwise contained in that Deed recorded December 28, 2005 as Inst. No. 20051228000665820; and as to Parcel III, is otherwise set forth in that Deed recorded on February 18, 1988 at Real Book 171, Page 930, all in the Probate Court of Shelby County, Alabama. That it is noted that James W. Mays died 11/17/2022, predeceasing his wife and the other Grantee in the above Deeds, Sarah A. Mays, who died 11/20/2023 and whose Estate is being processed as a part hereof. That nothing herein should be considered a representation by the preparer of this Scriber's Error Affidavit that above description contains the correct legal description of the property herein conveyed without an updated survey. The above property does not constitute the homestead of the Grantor herein.

TO HAVE AND TO HOLD unto said Grantees, as joint tenants with rights of survivorship, for and during each of their joint lives and upon the death of either one of them, then to the survivor in fee simple, and to the survivor's heirs and assigns forever, together with every contingent remainder or right of reversion. And I/we do, for my/ourselves and for my/our heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I/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 assigns, members, heirs, agents, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, agents and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this, the 22 day of December, 2025.



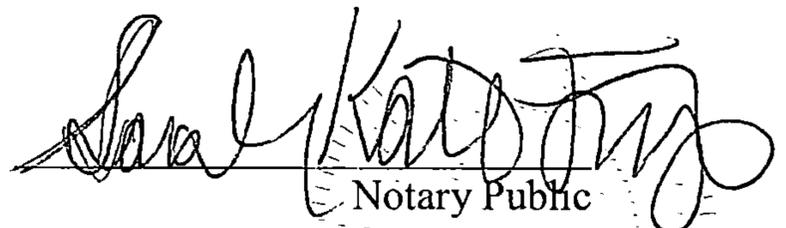
20251222000391270 3/3 \$28.00
Shelby Cnty Judge of Probate, AL
12/22/2025 02:07:33 PM FILED/CERT


Kenneth Mays
Executor of the Estate of Sarah Mays, deceased

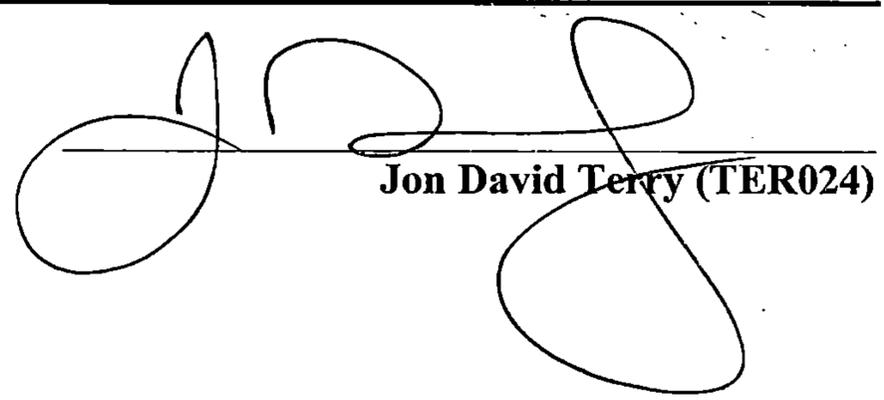
STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Mays, as the Executor of the Estate of Sarah Ann Mays, deceased (Probate Case No. PR-2024-000248)**, whose name is signed to the above and foregoing conveyance and who is known to me or provided me proper proof of identification, acknowledged before me on this day that he, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 22 day of December, 2025.


Notary Public

My commission expires: 7/7/29


Jon David Terry (TER024)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jonathan David Terry, aka, Jon David Terry**, whose name is signed to the above and foregoing document and who is known to me or provided sufficient proof of identification this date, acknowledged before me on this day that he, being informed of the contents of said thereof, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 22 day of December, 2025.


Notary Public

My commission expires: 7/7/29