



20260116000014500 1/1 \$23.00
Shelby Cnty Judge of Probate, AL
01/16/2026 09:02:50 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Faith S. Adam, Esq.
BOARDMAN, CARR, PETELOS,
WATKINS, OGLE & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Daniel C. Harris
173 Farmingdale Drive
Harpersville, Alabama 35078

The preparer of this deed makes no certification as to title and has not examined the title to the property.

CORRECTIVE GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, as a corrective deed of Instrument #20251120000357130, for and in consideration of Seventy Three Thousand and 00/100 Dollars (\$73,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jean James and Daniel James**, single individuals, who are the surviving grantees of those certain deeds recorded in Instrument #20241104000343310, and Instrument #20241104000343320 (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Daniel C. Harris**, an individual, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit: *Corrected by adding surviving grantees to this deed.*

An acreage tract East of Lot 69 of Farmingdale Estates Sector 4 as recorded in Map Book 39, Page 120 in the Probate Office of Shelby County, Alabama, said tract also shown on the above noted recorded map, situated in the Northeast 1/4 of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Begin at a 5/8' rebar with Tucker Cap found at the Southeast corner of said Lot 69, said point being on the North Right of Way line of Farmingdale Road, a public Right of Way; Thence run N20°21'43"W measure, N20°23'44"W record along the East line of said lot 69 for 757.25 feet measure, 751.54 feet record to a 5/8" rebar with Tucker Cap found at the most Northerly corner of said Lot 69 and the common corner with Lots 77 and 78 of said Farmingdale Estates Sector 4; Thence continue along the last stated course and along the Easterly line of said Farmingdale Estates Subdivision for 938.94 feet Measure. 938.99 feet record to a 5/8' rebar with Peco Cap found at the Northeast corner of said subdivision and the Northwest corner of the tract herein described; thence run N89°32'28"E record for 24.05 feet record and measure to a 5/8' rebar found at the Northeast corner of the tract herein described; thence run S25°31'10"E measure, S25°31'10"E record along the East line of said acreage tract for 855.89 feet measure. 855.81 feet record to a found 5/8' rebar with Gilbert Cap; thence run S46°35'55"E measure, S46°38'34"E along the East line of said acreage tract for 240.24 feet measure, 240.37 feet record to a found 5/8"rebar with Peco Cap; thence run 24°11'00"E measure, S24°11'03"E record along the East line of said acreage tract and along Tanyard Branch for 599.77 feet measure, 600.09 feet record to a point in the center of said Tanyard Branch, said point being on the Northerly Right of Way line of said Farmingdale Road; thence run S64°17'38"W along said right of way line for 24.88 feet to a old 3" axle, said point being a 24.58 foot offset to the Southeast corner of the Parcel herein described, which falls in said creek; said point being the Point of Beginning of a curve to the left ; thence run along said Right of Way line and along the chord of said curve, S64°36'02"W measure, S64°04'51"W record for 221.69 feet to the Point of Beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to this real property.

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, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' heirs, successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, Jean James and Daniel James, have hereunto set his hand and seal this the 16th day of January, 2026.

[Signature]
JEAN JAMES
[Signature]
DANIEL JAMES

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jean James and Daniel James, whose names 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of January 2026.

[Signature]
NOTARY PUBLIC
My Commission Expires: 7/9/29