

THIS INSTRUMENT PREPARED BY:

NAME James J. Odom, Jr.
ADDRESS P.O. Box 11244
Birmingham, Alabama 35202-1244

Send Tax Notice To:

Lamar Peacock
709 Meadow Drive
Birmingham, Alabama 35243

CORRECTIVE
WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-two Thousand, Five Hundred and No/100----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Lamar Peacock, Jr. and wife, Donna T. Peacock,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Leo James Builders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 19, according to the survey of Meadow Brook, 16th Sector, 1st Phase, as
recorded in Map Book 9, Page 151 in the Office of the Judge of Probate of
Shelby County, Alabama.

Mineral and mining rights excepted.

The above property is conveyed subject to existing easements, conditions,
restrictions, set-back lines, rights-of-ways, limitations, if any, of record.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes
and soil conditions existing in Shelby County. Grantee agrees that Grantor
shall not be liable for earthquakes, underground mines, sinkholes, limestone
formations, soil conditions or any other known or unknown surface or subsurface
condition that may now or hereafter exist or occur or cause damage to persons,
property or buildings. Grantee does forever release Grantor from any damages
arising out of the condition of the soil and for conditions of the surface
and subsurface of the above-described property, and this release shall
constitute a covenant running with the land conveyed hereby, as against
Grantee, and all persons, firms and corporations holding under or through
Grantee.

\$42,500.00 of the proceeds of this loan have been applied on the purchase
proce of the property described herein, conveyed to Mortgagor simultaneously
herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~X~~ (we) do for my~~self~~ (ourselves) and for my~~self~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~I~~ (we) will and my~~self~~ (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 24th
day of September, 19 87.

1. Deed Tax \$
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50
1987 OCT -1 AM 10:48

STATE OF ALABAMA JUDGE OF PROBATE
JEFFERSON COUNTY

Lamar Peacock, Jr. (Seal)
Donna T. Peacock (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Lamar Peacock, Jr. and wife, Donna T. Peacock,
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 24th day of September, A. D., 19 87.