

STATE OF ALABAMA )  
COUNTY OF SHELBY )

1393

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, EDWARD A. MCFARLAND and wife, PAULINE R. MCFARLAND (collectively, the "Grantors") in hand paid by LEVERAGE, INC., a corporation (the "Grantee"), the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

BOOK 210 PAGE 09

All of Lots 22 and 23, the North half of Lot 21, the vacated alley East of these lots, and parts of Lots 24, 25, and 26, all in the Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the NE corner of Lot 24 proceed in a Westerly direction along the North line of Lot 24, a distance of 188.83 feet to a point of beginning; thence from this point continue in the same direction a distance of 170.1 feet, more or less, to a point on the East right of way line of U.S. 31 Highway; thence turn an angle of 84 degrees 29 minutes to the left and run Southwesterly along the East right of way line of said U.S. Highway 31 for 131.47 feet, more or less, to the point of beginning of intersection of the East right of way line of U.S. Highway 31 and the South boundary line of the North half of Lot 21; thence turn an angle of 90 degrees 33 minutes to the left and run Easterly along the South boundary line of the North half of Lot 21, across the vacated alley in the same direction and along the South boundary line of the North half of Lot 26, a distance of 173.73 feet; thence turn an angle to the left of 91 degrees and proceed a distance of 149.28 feet to the point of beginning.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. 1988 ad valorem taxes, a lien now due and payable;
2. All easements, rights of ways, and restrictions of record.

TO HAVE AND TO HOLD to the said Leverage, Inc., its successors and assigns forever, in fee simple.

And the said Grantors do for themselves, their heirs and assigns, covenant with the said Grantees that they are lawfully seized in fee simple of the above described premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantor, its successors and assigns forever, against the lawful claims of all persons.

*Jack*

This Warranty Deed is being recorded in correction of that certain Warranty Deed from Edward A. McFarland and wife, Pauline R. McFarland to Leverage, Inc., dated July 1, 1980, and recorded in Deed Book 327, Page 342 in the Probate Office of Shelby County, Alabama (the "Original Deed") which Original Deed inadvertently contained the incorrect legal description of the real estate it intended to convey. The Grantors hereto desire for the legal description set forth in this Corrective Warranty Deed to amend, correct, and supercede in its entirety the legal description set forth in the Original Deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 18 day of October, 1988.

BOOK 210 PAGE 10

Pat B. Armstrong  
WITNESS

Pat B. Armstrong  
WITNESS

Edward A. McFarland (SEAL)  
Edward A. McFarland

Pauline R. McFarland (SEAL)  
Pauline R. McFarland

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said State, in said County, hereby certify that Edward A. McFarland, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of October, 1988.

Z. B. Balch  
NOTARY PUBLIC

My Commission expires:  
2/5/91

[SEAL]

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said State, in said County, hereby certify that Pauline R. McFarland, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of October, 1988.

Eddie D. Belcher  
NOTARY PUBLIC

My Commission expires:  
2/5/91

[SEAL]

THIS INSTRUMENT PREPARED BY:  
Gail L. Mills, Esq.  
3000 SouthTrust Tower  
Birmingham, Alabama 35203  
(205) 251-3000.

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STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 OCT 20 PM 1:53

Thomas A. Shivers, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>Corrected</u>
2. Mig. Tax	
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>8.50</u>