

**CORRECTIVE DEED**

This instrument was prepared by

(Name) Anthony D. Snable, Attorney

(Address) 2700 Highway 280 South, Suite 101  
Birmingham, Alabama 35223

Send Tax Notice To: John Barton Walden

name 1487 Secretariat Drive  
Helena, Alabama 35080

address

**WARRANTY DEED-**

STATE OF ALABAMA  
JEFFERSON COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Twelve Thousand 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, Rickey D. Douglas and wife, Terri A. Douglas individually and D/B/A Douglas Builders

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

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

Lot 20, according to the Survey of Dearing Downs, 6th Addition, Phase II as recorded in Map Book 11, Page 31 and refiled in Map Book 11, Page 80 in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the current tax year, 1990  
Easements, restrictions and reservations of record

\$100,582.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously herewith.

This is a corrective deed to correct that certain deed recorded in Book 305, Page 693 in that the grantee shall hold title under a General Warranty Deed and not a Warranty deed as joint tenant with right of survivorship.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 26 day of November, 19 90.

Rickey D. Douglas and Terri A. Douglas  
D/B/A Douglas Builders

By: Rickey D. Douglas (Seal)  
Rickey D. Douglas, Owner  
By: Terri A. Douglas (Seal)  
Terri A. Douglas, Owner (Seal)

Rickey D. Douglas (Seal)

Terri A. Douglas (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rickey D. Douglas and wife, Terri A. Douglas whose names 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 26 day of November, A. D., 19 90.

Anthony D. Snable Notary Public

My commission expires: 10-21-91

BOOK 321 PAGE 196

RETURN TO:  
RETURN TO: SNABLE AND TUCKER, ATTORNEYS

TO

# WARRANTY DEED

STATE OF ALABAMA,  
County.

Judge of Probate

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

600 20TH STREET NORTH

BIRMINGHAM, ALABAMA 35203-2693

(205) 251-2871

RECORD FEE \$

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rickey D. Douglas and Terri A. Douglas, whose names as owners of Douglas Builders, a sole proprietorship, 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, as such owners and with full authority, executed the same voluntarily for and as the act of said sole proprietorship.

Give under my hand and official seal, this 26 day of December, 1990.

Anthony D. Snable

NOTARY PUBLIC

My commission expires: 10-21-91

BOOK 321 PAGE 197

1. Deed Tax	NO TAX PD.
2. M. T. Tax	
3. R. T. Tax	5.00
4. Index	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	8.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 DEC 10 AM 9:39

JUDGE OF PROBATE