

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Carter Construction
108 Carter Lane
Alabaster, Alabama 35007

Inst # 1993-20138

STATE OF ALABAMA)

COUNTY OF SHELBY)

CORRECTIVE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of the agreement of Grantee to construct a residence for Grantor, and as a good-faith deposit therefor, James Burton Clark, a married man, in hand paid by Kerry and Rayburn Carter d/b/a Carter Construction, the receipt whereof is hereby acknowledged, the said James Burton Clark, a married man (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Kerry and Rayburn Carter d/b/a Carter Construction (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 30, according to the survey of Dogwood Forest, Phase Three, as recorded in Map Book 14, Page 46, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictions and reservations as contained in Deed Book 318, Page 01; Deed Book 318, Page 531; and Real Book 296, Page 879; (3) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 355, Page 136, and in Real Book 007, Page 887, in said Probate Office; (4) Easements to Alabama Power Company as recorded in Real Book 148, Page 895, in Probate Office; (5) Permit to Alabama Power Company and South Central Bell as recorded in Real Book 292, Page 665, in Probate Office; (6) Easement to South Central Bell as recorded in Real Book 149, Page 188, in Probate Office; (7) A 75-foot building set back line from Chestnut Lane with 10-foot utility easement inside said set back line as shown on recorded map; (8) A 10-foot utility easement across the East side of lot as shown on recorded map.

This property does not constitute the homestead of Grantor herein.

This deed is given to correct a scrivener's error in the name of the grantee in that certain deed recorded as Instrument Number 1993-16297, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And the said James Burton Clark, does for himself, his heirs and assigns, covenant with said Kerry and Rayburn Carter d/b/a Carter Construction, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that

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SHELBY COUNTY JUDGE OF PROBATE
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he will and his heirs and assigns shall, warrant and defend the same to the said grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 29th day of June, 1993.

WITNESSES:

James Burton Clark
James Burton Clark

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Burton Clark, 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 seal this 29th day of June, 1993.

Dixie J. Snowden

Notary Public

My Commission Expires: August 31, 1993

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