

**Correction Deed:** This deed is being recorded to correct that deed recorded in Instrument # 20061204000587260 by removing the survivorship provisions contained within the original deed.

This instrument was prepared by:

HARRY W. GAMBLE  
105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:

2016 River Birch Way  
Birmingham, AL 35242

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of **THREE HUNDRED ONE THOUSAND ONE HUNDRED FIFTY FOUR AND 20/100 (\$301,154.20)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **LOWERY HOMES, INC.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JANE ARCHIBALD WILKINS** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 12, according to the Survey of Birch Creek Phase 2, as recorded in Map Book, page 88, in the Probate Office of Shelby County, Alabama.**

Subject to:

(1) Taxes or assessments for the year 2007 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Right-of-way granted to Alabama Power Company recorded in Volume 113, Page 310 and Volume 158, Page 104; (b) Mineral and mining rights incident thereto recorded in instrument 20030407000206610 (c) Easement(s) as shown by recorded map. (d) Agreement as recorded in Instrument 20051215000648920, in the Probate Office of Shelby County, Alabama.

\$195,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantees, his, her or their heirs and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of Lowery Homes, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the grantor and that its successors and assigns shall warrant and defend the same to the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.



In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this  
11<sup>th</sup> day of October, 2007.

**Lowery Homes, Inc.**

By:

  
**John Lowery**  
Its: President

(SEAL)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **JOHN LOWERY**, whose name as **PRESIDENT** of **LOWERY HOMES, INC** 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of October, 2007.

  
Notary Public

HARRY W. GAMBLE  
NOTARY PUBLIC  
STATE OF ALABAMA  
MY COMMISSION EXPIRES MAR. 1, 2008