

This instrument prepared by
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Bedgood Law Firm, LLC
160 Yeager Parkway Suite 105
Pelham, Alabama 35124
FILE #DAB11-427

Send Tax notice to:
Tommy L. Thompson
Lisa M. Thompson
1413 Stoneykirk Road
Pelham, Alabama 35124

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

CORRECTIVE
WARRANTY DEED to correct purchase price

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ~~ONE~~ ^{\$266,900.00} ~~hundred forty six thousand and No/100~~ DOLLARS, and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **Marcus Kittrell and Melissa Kittrell**, a married couple, (herein referred to as GRANTOR, does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Tommy L. Thompson and Lisa M. Thompson**, (herein referred to as GRANTEES), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of SHELBY, and State of Alabama, to-wit:

Lot 447, Block 3, according to the Final Plat of Stoneykirk at Ballantrae, Phase 2, as recorded in Map Book 32 page 105, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. (a) Taxes or special assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. Any mineral or mineral rights leased, granted or retained by current or prior owners.
7. Taxes and assessments for the year 2011 and subsequent years, not yet due and payable.
8. Covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is not permitted by applicable law.
9. Easements as shown on the recorded map.
10. Building setback line as shown on recorded map
11. Declaration of Restrictive Covenants appearing of record in Instrument number 20040130000051420.
12. Covenant for Storm Water Run-off Control as recorded in instrument number 20040311000124180.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs, successors and assigns FOREVER.

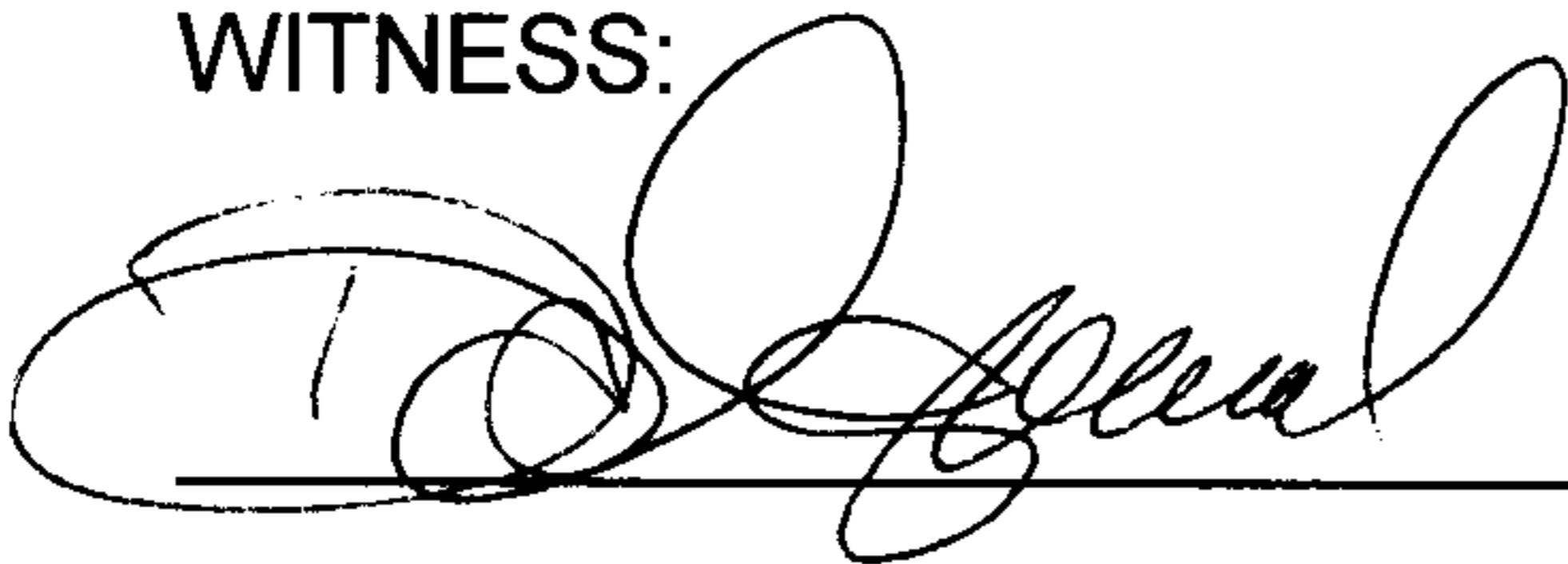
MKC


MKC

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs, successors and assigns, that they (are) lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEE(S), their heirs, successors and assigns forever, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

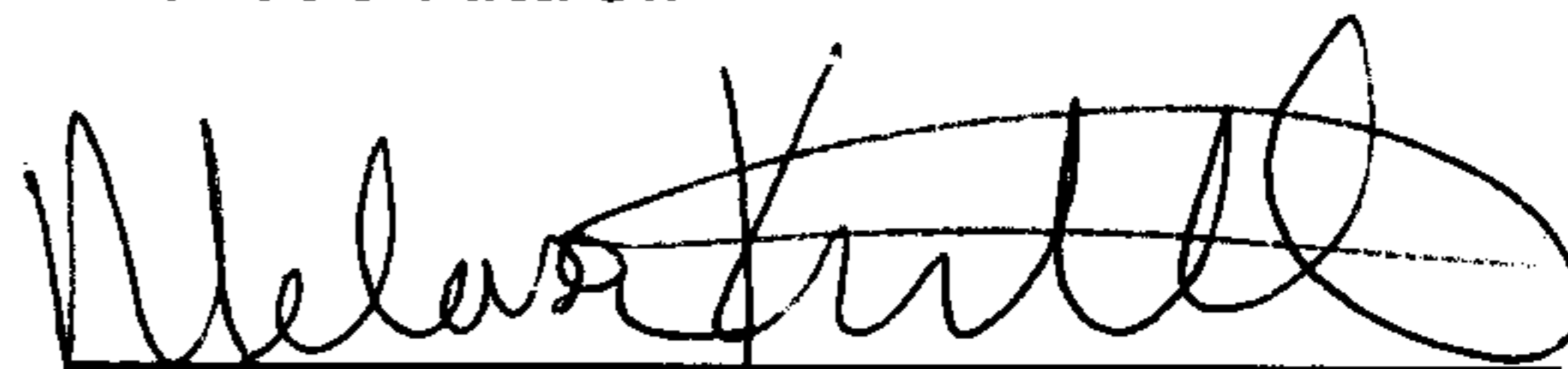
IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 29 day of July 2011.

WITNESS:




_____ (L.S.)
Marcus Kittrell



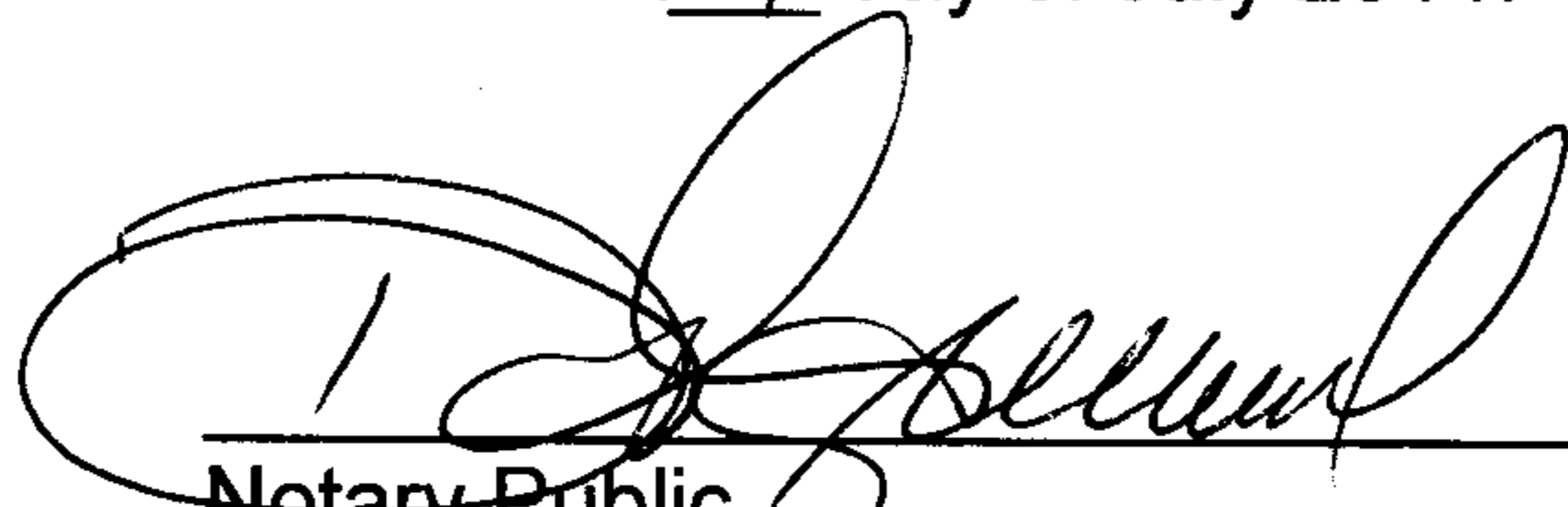

_____ (L.S.)
Melissa Kittrell

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, Marcus Kittrell, whose name is signed to the foregoing 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 the 29 day of July 2011.

SEAL

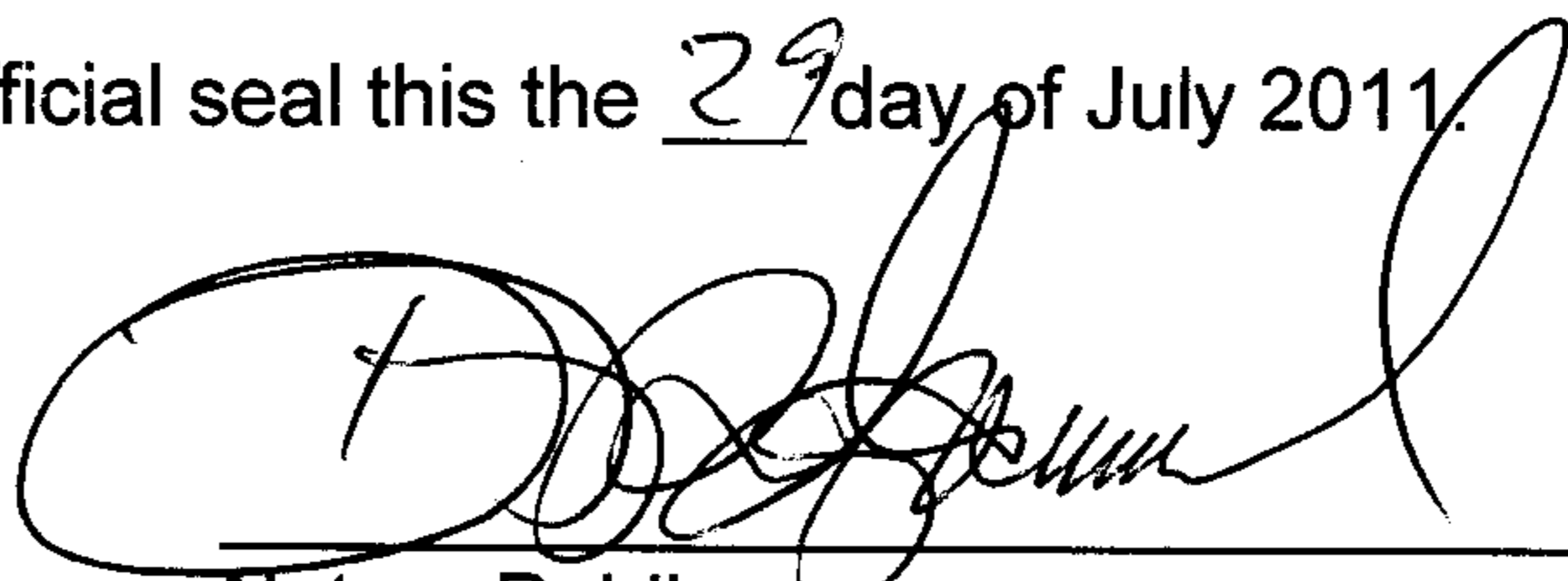

_____ Notary Public
My Commission Expires 8/27/11

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, Melissa Kittrell, whose name is signed to the foregoing 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 the 29 day of July 2011.

SEAL


_____ Notary Public
My Commission Expires 8/27/11