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This instrument was prepared by

(Name) ROBERT R. SEXTON, Attorney at Law

1600 City Federal Building

(Address) Birmingham, Alabama 35203

CORRECTIVE

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Two Thousand Five Hundred and No/100 (\$92,500.00)----- DOLLARS,

to the undersigned grantor, SOUTH JEFFERSON COMPANY, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto OLEN T. LOVE

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

Lot 14, according to the survey of MEADOW BROOK TOWNHOMES, as recorded in Map Book 10, Page 2, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: 1) Ad valorem taxes due in the year 1987. 2) Title to all minerals underlying the NW 1/4 of NW 1/4 of Section 6, Township 19 South, Range 1 West, with mining rights and privileges belonging thereto, as conveyed in Deed Book 66, Page 34. 3) Title to all minerals underlying the SW 1/4 of the SW 1/4 of Section 31, Township 18 South, Range 1 West, with mining rights and privileges belonging thereto, as reserved in Deed Book 28, Page 581. 4) Restrictive covenants and conditions as shown by instrument recorded in Real Record 023, Page 621. 5) Transmission line permit to Alabama Power Company recorded in Real Record 075, Page 649. 6) Sewer easement and connection agreement as recorded in Real Record 058, Page 365. 7) Declaration of Covenants, Conditions and Restrictions as recorded in Real Record 081, Page 323. 8) Instrument of Dedication for sewer to Cahaba Water Renovation Systems, Inc., as recorded in Real Record 081, Page 352. 9) 20-foot easement over the Westerly side of said lot, as shown on recorded map of said subdivision. 10) Covenants, Agreements, Restrictions, and Easements of record, as set forth in the By-Laws of the Meadow Brook Townhomes Association, Inc., as recorded in Inc. Book 30, Page 905, at Page 913. 11) Agreement with Alabama Power Company for underground distribution, as recorded in Real Record 089, page 976. 12) Easement to Alabama Power Company for underground cables, as recorded in Real Record 089, Page 979. 13) Permit to Alabama Power Company recorded in Real Record 105, page 844.

This deed is filed for the purpose of correcting a scrivener's error in the legal description of that certain deed recorded in Deed Book 126, Page 406; wherein the property conveyed was identified as Unit 14, when in fact the correct identification is Lot 14.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the _____ day of August, 1987

ATTEST:

SOUTH JEFFERSON COMPANY, INC.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

INSTRUMENT WAS FILED

Secretary

By

President

STATE OF ALABAMA AUG 21 PM 2:09

COUNTY OF JEFFERSON
I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that JOHN P. BAKER

whose name as President of SOUTH JEFFERSON COMPANY, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

17th day of August, 1987

19 87