

Send Tax Notice to:

Leon Ashford

(Name)

700 City Federal Building
Birmingham, Alabama 35203

(Address)

676

This instrument was prepared by

(Name) Dwight L. Mixson, Jr.

(Address) 3000 SouthTrust Tower, Birmingham, Alabama 35203

Form 1-1-87 Rev. 1-88

CORRECTIVE WARRANTY DEED

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and No/100 Dollars (\$100.00) and Purchase Money Mortgage in the amount of One Hundred Thirty Three Thousand Sixty Two and no/100 Dollars (\$133,062.00) made to Champion Realty Corporation.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Dusty Bird, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Leon Ashford

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

E $\frac{1}{2}$ of W $\frac{1}{2}$ and SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 19, Township 19 South, Range 2 East, less Old Highway 280, containing 195.68 acres, more or less, except and reserving all minerals and mining rights. Subject to (i) lien for ad valorem taxes for the current tax year, (ii) existing easements and rights of way, including without limitation, those shown by instruments recorded in Deed Book 104 at page 449, Deed Book 95 at page 524, Deed Book 95 at page 537, Deed Book 222 at page 334, Deed Book 245 at page 10 and Deed Book 290 at page 390 in the Office of the Judge of Probate of Shelby County, Alabama, (iii) lack of access to and from said real estate, and (iv) encroachments, overlaps or boundary line disputes which would be disclosed by an accurate survey and inspection of said real estate, including without limitation, those shown by the survey of James A. Riggins dated May 17, 1986.

I further certify that no part of the foregoing property constitutes my homestead or the homestead of my spouse.

This corrective deed corrects the marital status of grantor and adds a certificate regarding homestead to that certain deed from grantor to grantee dated July 24, 1986, recorded in Real 136, page 560 of the Probate Office of Shelby County, Alabama.

All conveyances, warranties and certificates made herein are made as of July 24, 1986, being the date of the corrected deed.

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, I have hereunto set my hands(s) and seal(s), this
day of December, 1990

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

90 DEC 12 AM 11:44

CLERK OF PROBATE

Dusty Bird (Seal)

1. Deed Tax	NO TAX	(Seal)
2. Mfg. Tax	PAID	
3. Recording Fee	\$ 2.50	
4. Indexing Fee	\$ 1.00	(Seal)
5. Ad. Tax Fee	\$ 1.00	
6. Certified Fee	\$ 1.00	
Total	\$ 7.50	

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Karen Bradberry, a Notary Public in and for said County, in said State, hereby certify that Dusty Bird 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 official seal this 6th day of December, A. D., 1990

Burr & Forman Karen Bradberry, Notary Public