

This instrument was prepared by:

R. Dale Wallace, Jr.
Suite 525
2000 Southbridge Parkway
Birmingham, Alabama 35209

1456

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Nine Thousand and NO/100 Dollars (\$99,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, RONALD E. EPSTEIN and SHIHAN Y. OYAMA (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DAVID G. HOLCOMB and wife, GINGER J. HOLCOMB (herein referred to as grantee, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby, Alabama, to-wit:

Lot 2, according to the amended map of Saddle Creek Run (a private subdivision), as recorded in Map Book 15 page 22 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to the following:

1. Building setback line of 75 feet reserved from Saddle Creek Drive as shown by plat.
2. Right(s)-of-Way(s) and Easement(s) granted to South Central Bell by instrument(s) recorded in Real 149 page 208 in Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 243 page 828 and Deed Book 322 page 986 in Probate Office.
4. Agreement with regard to road right-of-way as set out in Real 18 page 775.
5. Grant of easements and maintenance obligations as set out in Real 56 page 783 in Probate Office.
6. Easement to Alabama Power Company as recorded in Real 133 page 552.

Sellers are recording simultaneously herewith that certain Declaration of Restrictions for Saddle Creek Run Subdivision which shall appear of record in Map Book 340, Page 708 in the Probate Office of Shelby County, Alabama. Purchasers acknowledge that the property conveyed herewith is subject to all terms and conditions of said Declaration.

The real property being conveyed herein is not the homestead of either of the grantors and has never served as such.

TO HAVE AND TO HOLD to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive

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the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with 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, we have hereunto set our hand(s) and seal(s), this the 18th day of July, 1991.



RONALD E. EPSTEIN (Seal)



SHIHAN Y. OYAMA (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RONALD E. EPSTEIN, 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 the 18th day of July, 1991.



NOTARY PUBLIC

My Commission Expires:

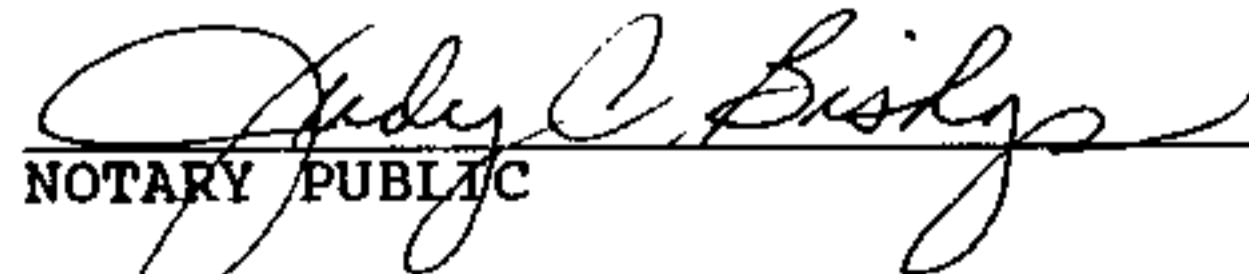
7/27/92

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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SHIHAN Y. OYAMA, 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 the 18th day of July, 1991.

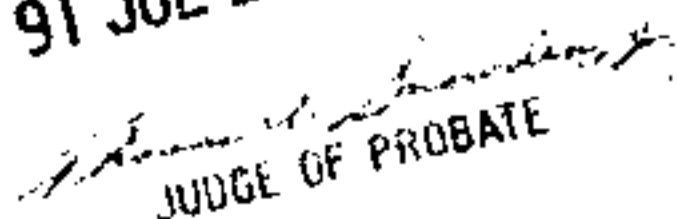


NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
BY ME COMMISSION EXPIRES: OCT. 23, 1993.
BORDER FROM NOTARY PUBLIC UNDERWRITERS.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
91 JUL 22 AM 11:59



JUDGE OF PROBATE

NO TAX COLLECTED

1	Doc Fee	_____
2	Not. Fee	_____
3	Recording Fee	5.00
4	Printing Fee	3.00
5	Notary Fee	7.00
6	Underwriter Fee	1.00
Tax		10.00