

This Instrument Was Prepared By:  
 Stewart, Davis & Humphrey, Esq.  
 3800 Colonnade Parkway, Suite 650  
 Birmingham, Alabama 35243

Send Tax Notice To:  
 Robert A. Barnes  
 930 54th Street, South  
 Birmingham, Alabama 35222

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STATE OF ALABAMA )  
 SHELBY COUNTY )

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of Thirty-Two Thousand and no/100 (\$32,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, GEORGE E. WALKER, a married man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ROBERT A. BARNES (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Inst # 1993-17683

PART OF THE NORTH 1/2 OF NORTHEAST 1/4 OF SECTION 5,  
 TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA,  
 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 5 RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 1,656.73 FEET, MORE OR LESS, TO AN EXISTING IRON PIN BEING ON THE EAST RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD #51 BEING THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 180 DEGREES AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 1,216.73 FEET TO AN EXISTING IRON PIN; THENCE TURN AN ANGLE TO THE RIGHT OF 89 DEGREES 09'20" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 360.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 50'40" AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 1,215.00 FEET, MORE OR LESS, TO A POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD #51; THENCE TURN AN ANGLE TO THE RIGHT AND RUN IN A NORTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD #51 FOR A DISTANCE OF 365 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; CONTAINING 10.1 ACRES, MORE OR LESS. PROPERTY IS ALSO KNOWN AS LOT 1, OF WALKER ESTATES, AS RECORDED IN MAP BOOK 14, PAGE 63.

MINERAL AND MINING RIGHTS EXCEPTED.

THE ABOVE DESCRIBED PROPERTY TO BE USED SOLELY AND EXCLUSIVELY FOR SINGLE FAMILY RESIDENTIAL PURPOSES. 1,200 SQ. FOOT MIN.

SUBJECT TO A 30 FOOT NON-REVOCABLE EASEMENT FOR INGRESS AND EGRESS ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON SURVEY OF WEYGAND SURVEYORS, DATED OCTOBER 6, 1987.

WATER METER TO BE FURNISHED BY SELLER.  
 SALE SUBJECT TO POSITIVE PERK TEST.

THE PURPOSE OF THIS DEED IS TO CORRECT DEED RECORDED IN VOLUME 281, PAGE 175 TO ADD MARITAL STATUS OF THE GRANTOR AND TO CORRECT LEGAL DESCRIPTION.

TO HAVE AND TO HOLD unto the said GRANTEE and its assigns forever.

06/17/1993-17683  
 11:20 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 DD2 MCD 10.15

And I do, for myself, and for my heirs, executors and administrators, covenant with the said GRANTEE, and its assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, and its assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set our hands and seal this 8th day of June, 1993.

George E. Walker  
GEORGE E. WALKER

STATE OF ALABAMA )  
SHELBY COUNTY )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GEORGE E. WALKER 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June, 1993.

Cynthia R. Seales  
Notary Public

My commission expires:  
3/13/94

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