

TITLE NOT EXAMINED BY PREPARER

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

REPCO, INC.
P.O. Box 360266
HOOVER, ALABAMA 35236

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of exchange of property valued at Thirty-Five Thousand and No/100 Dollars (\$35,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, STEVE LAMBERT, an unmarried man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto REPCO, INC. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 78, 79, 80, 81 and 82, according to the Map of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes due in the year 1993 and thereafter; (2) Building setback line of 40 feet reserved from Chandaway Drive as shown by plat; (3) Public utility easements as shown by recorded plat; (4) Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 7, Page 260 and Map Book 6, Page 12 in Probate Office; (5) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 278, Page 477 and Deed 285, Page 489 in Probate Office; (6) Easement(s) to City of Pelham as shown by instrument recorded in Real 143, Page 337 in Probate Office; (7) Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 7, Page 591 and covenants pertaining thereto recorded in Misc. Book 7, Page 392 in Probate Office.

This is a corrective deed correcting that certain deed recorded in Instrument #1993-36787 in the Office of the Judge of Probate of Shelby County, Alabama in order to correct the Grantee.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal, this the 26th day of MAY, 1994.

Steve Lambert
Steve Lambert

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that STEVE LAMBERT, unmarried, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of MAY, 1994.

Cecil E. Black
Notary Public

My Commission Expires: 11/26/95

Inst # 1994-23943

08/01/1994-23943
01:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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