

THIS INSTRUMENT PREPARED BY
AND UPON RECORDING SHOULD BE
RETURNED TO:
Sheila D. Ellis
Daniel Corporation
P. O. Box 385001
Birmingham, Alabama 35238-5001

SEND TAX NOTICE TO:
Ms. Barbara M. Tickle
1000 Garland Cove
Birmingham, Alabama 35242

CORRECTIVE STATUTORY WARRANTY DEED

THIS CORRECTIVE STATUTORY WARRANTY DEED is executed and delivered on this 15th day of September, 1995 by SAEID C. GIVIANPOUR, a married man ("Grantor"), in favor of BARBARA M. TICKLE, a married woman ("Grantee").

RECITALS:

WHEREAS, Grantor has heretofore executed and delivered to Grantee a Statutory Warranty Deed dated August 30, 1995 (the "Original Deed") which has been recorded as Instrument No. 1995-24062 in the Probate Office of Shelby County, Alabama;

WHEREAS, the Original Deed referred to an incomplete legal description of the real property (the "Property") conveyed by Grantor to Grantee; and

WHEREAS, Grantor and Grantee desire to enter into this Corrective Statutory Warranty Deed in order to properly reflect the complete legal description of the Property.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1995, and all subsequent years thereafter.
2. Fire district dues and library district assessments for the current year and all subsequent years thereafter.
3. Mining and mineral rights not owned by Grantor.
4. All applicable zoning ordinances.
5. All easements, restrictions, reservations, agreements, rights-of-way, buildings setback lines and any other matters of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, executors and assigns, forever.

Grantor does hereby represent and warrant that the Property does not constitute the homestead of Grantor or his wife.

Grantee joins in the execution of this Corrective Warranty Deed to acknowledge, consent and agree to the terms and provisions hereof.

IN WITNESS WHEREOF, Grantor and Grantee have caused this Corrective Statutory Warranty Deed to be executed as of the day and year first above written.

GRANTOR:

Inst # 1995-27823


SAEID C. GIVIANPOUR

GRANTEE:


BARBARA M. TICKLE

10/03/1995-27823
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 15.50

STATE OF ALABAMA)

SHELBY COUNTY)

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

Given under my hand and official seal, this the 15th day of September, 1995.

Shirley H. Ellis
Notary Public
My Commission Expires: 2/26/98

STATE OF ALABAMA)

SHELBY COUNTY)

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

Given under my hand and official seal, this the 15th day of September, 1995.

Shirley H. Ellis
Notary Public
My Commission Expires: 2/26/98

EXHIBIT A

A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 28, Township 18 South, Page 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped iron found locally accepted to be the Southeast corner of said Quarter-Quarter Section, thence run North 89 degrees 02 minutes 49 seconds West for a distance of 730.10 feet to the point of beginning; thence continue North 89 degrees 02 minutes 49 seconds West for a distance of 397.82 feet to an iron pin found; thence run North 1 degree 08 minutes 38 seconds East for a distance of 1317.13 feet to an iron pin found; thence run South 89 degrees 40 minutes 24 seconds East for a distance of 1133.42 feet to a 3" capped iron found locally accepted to be the Northeast corner of said Quarter-Quarter Section; thence run South 1 degree 22 minutes 36 seconds West for a distance of 487.63 feet to a point; thence run South 48 degrees 54 minutes 12 seconds West for a distance of 468.60 feet to a point; thence run South 73 degrees 58 minutes 55 seconds West for a distance of 215.91 feet to a point; thence run South 82 degrees 31 minutes 29 seconds West for a distance of 283.20 feet to a point; thence run South 17 degrees 50 minutes 29 seconds West for a distance of 162.85 feet to a point; thence run South 0 degrees 00 minutes 00 seconds West for a distance of 100.00 feet to a point; thence run South 39 degrees 41 minutes 21 seconds East for a distance of 221.01 feet to the point of beginning. Said parcel containing 23.63 acres more or less.

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