

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

Denman Construction Co.
Inc., Suite 322
1957 Hoover Court
Birmingham, AL 35226

CORRECTIVE
WARRANTY DEED

CORRECTIVE DEED INST. #1996-39305 TO CORRECT LEGAL DESCRIPTION.

STATE OF ALABAMA)

Inst. # 1997-19361

~~JEFFERSON~~ COUNTY)
SHELBY

06/20/1997-19361
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CAROL ANN WATKINS, A SINGLE WOMAN

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey all his right, title and interest unto

DENMAN CONSTRUCTION CO., INC.

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

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF.**

Subject to all easements, restrictions and rights-of-way
of record.

NOTE: The attorney in this transaction has not examined title
to the property and has acted merely as a Scrivener in
preparing the documents for this transaction.

TO HAVE AND TO HOLD, the same unto the 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this 20 day of JUNE, 1997.

Carol Ann Watkins
CAROL ANN WATKINS

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that, **Carol Ann Watkins**, a single woman, 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, she executed the same voluntarily on the day the same bears
date.

Given under my hand and seal this 20 day of JUNE, 1997.

R.E. Watkins Jr.
NOTARY PUBLIC

My Commission Expires: My Commission Expires May 22, 1998

EXHIBIT "A"

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 36, Township 19 South, Range 3 West, more particularly described as follows: Commence at the SW corner of said 1/4-1/4 section; thence in an easterly direction along the southerly line of said 1/4-1/4 section, a distance of 152.44 feet to the point of beginning; thence continue along last described course a distance of 171.97 feet to the northwesterly R.O.W. of State Highway #261; thence left 135 degrees 47 minutes 12 seconds in a northwesterly direction leaving R.O.W. a distance of 152.44 feet; thence left 90 degrees in a southwesterly direction a distance of 119.92 feet; thence left 90 degrees in a southeasterly direction a distance of 29.18 feet to the point of beginning. The total above containing 0.25 acres, more or less.

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003 SNA 14.50