

10866

****THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION ON THAT CERTAIN INSTRUMENT RECORDED IN 20040603000295530****

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

JAMES O. LUNCEFORD
4964 Heather Pointe
Birmingham, AL
35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

CORRECTIVE WARRANTY DEED

Know All Men by These Presents: That in consideration of FOUR HUNDRED SEVENTY FIVE THOUSAND DOLLARS and 00/100 (\$475,000.00) to the undersigned grantor, REAMER DEVELOPMENT CORP. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JAMES O. LUNCEFORD, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Begin at the Northeast Corner of Lot 51, as recorded on the Map of Thornberry in the Office of the Judge of Probate of Shelby County in Map Book 2, Page 129; thence N 90°00'00"E along the Southern right of way for Thornberry Drive for a distance of 130.46 feet to a point of curve of a curve to the right with a radius of 235.00', a delta angle of 20°12'26", a chord bearing of S 79°48'08"E, and a chord length of 82.45'; thence along said right of way and along said arc 82.88', thence S 53°47'18"E along said right of way for a distance of 76.81 feet to a point of curve of a curve to the right with a radius of 254.00', a delta angle of 9°19'36", a chord bearing of S 47°40'31"E, and a chord length of 41.30'; thence along said right of way and along said arc 41.35' to a point on the Northern boundary for a 25-foot natural buffer area running parallel to County Highway #17 (as designated on said Plat Map), thence S 52°37'43"W along said Buffer for a distance of 286.80 feet to a point of curve of a curve to the left with a radius of 2103.24', a delta angle of 5°06'24", a chord bearing of S 50°04'31"W, a chord length of 187.40'; thence along said buffer area and along said arc 187.46'; thence N 24°28'27"W for a distance of 114.76 feet; thence N 12°44'33"E for a distance of 108.17 feet to the Southernmost corner of Lot 52 (M.B. 2, Page 129); thence N 54°35'52"E along the Southeastern boundary for Lot 51 & 52 for a distance of 22.84 feet; thence N 48°25'39"E along the eastern boundary for Lot 51 for a distance of 97.02 feet; thence N 00°00'00"E along the eastern boundary for Lot 51 for a distance of 94.56 feet to the Point of Beginning.

Said parcel contains 78961.29 square feet, 1.813 acres more or less.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. A 10 FOOT STORM EASEMENT RUNNING THRU SUBJECT LOT AND A 1 FOOT STORM EASEMENT ON THE NORTH SIDE (C-3), AND A 10 FOOT STORM EASEMENT RUNNING SOUTHEASTERLY AND A 15 FOOT EASEMENT ON THE NORTH SIDE, AS SHOWN BY A RECORDED MAP.
3. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY, AS RECORDED IN REAL 65 PAGE 19, DEED BOOK 129, PAGE 49, DEED BOOK 179, PAGE 371,

DEED BOOK 205, PAGE 679 AND LIS PENDENS IN REAL 42, PAGE 24.

- 4. RIGHT OF WAY GRANTED TO SHELBY COUNTY, BY INSTRUMENT RECORDED IN DEED BOOK 177, PAGE 21 AND 31.
- 5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN DEED BOOK 6, PAGE 96.
- 6. DEED FOR INGRESS AND EGRESS, AS SET OUT IN DEED BOOK 115, PAGE 497.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, REAMER DEVELOPMENT CORP., by its CLOSING AGENT, CHRIS GREENE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 14th day of October, 2004 2004.

REAMER DEVELOPMENT CORP.

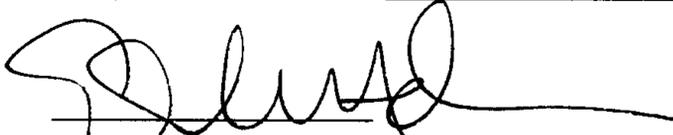
By: 
CHRIS GREENE, CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHRIS GREENE, whose name as CLOSING AGENT of REAMER DEVELOPMENT CORP., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 14th day of October, 2004.


Notary Public

My commission expires: 10.2.05