20060801000368240 1/2 $15.00
Shelby Cnty Judge of Probate, AL
08/01/2006 09:00:54AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Tower Development, Inc.
P. O. Box 1928
Pelham, AL 35124

CORRECTIVE
WARRANTY DEED

THE STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Three Hundred Ninety Thousand and No/100, ($390,000.00), DOLLARS, in hand paid to the undersigned, Braveheart Building, LLC, a limited liability company, (hereinafter referred to as "GRANTOR"), by Tower Development, Inc., a corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lots 6, 7, 8, 9, 10, 74, 75, 76, 82 , 83, 84 and 86, according to the Survey of Rossburg Sector I, as recorded in Map Book 35, Page 124, in the Probate Office of Shelby County, Alabama.

Lot 73, according to the Survey of Rossburg, Sector II, as recorded in Map Book 36, Page 38 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2005.
2. Easements and building line as shown on recorded map.
3. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto.
4. Right-of-way granted to Alabama Power Company recorded in Volume 220 Page 46; Volume 103, Page 171 and Volume 294 Page 581.
5. Ordinance No. 2004-42 recorded in Inst. No. 2004-54244.
6. Easement recorded in Inst. No. 2005-5693.
7. Restrictions and covenants appearing of record in Volume 2005, Page 5692.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

THIS IS A CORRECTIVE DEED GIVEN FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION FOR LOT 73 IN THAT CERTAIN DEED FILED ON OCTOBER 04, 2005 AND RECORDED IN INSTRUMENT #20051004000517590 IN SAID PROBATE OFFICE.

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

And said Braveheart Building, LLC, a limited liability company, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors 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; that it will and its successors and assigns 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 said Braveheart Building, LLC, by its Member whose name is Price Hightower, is authorized to execute this conveyance, have hereto set his signature and seal, this 27th day of July, 2006.

Braveheart Building, LLC

_____(SEAL)
BY: Price Hightower
ITS: Member

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Price Hightower whose names as Member of Braveheart Building, LLC, a limited liability company, 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 27th day of July, 2006.

Silvia D Parker
NOTARY PUBLIC
My commission expires: 4-27-08