



20061219000616240 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/19/2006 07:52:39AM FILED/CERT

Send tax notice to:
Edwin Bowman Brown
145 Oakland Avenue
Wilsonville, AL 35186

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

TITLE NOT EXAMINED

CORRECTIVE
WARRANTY DEED

(This deed is being recorded to correct that certain deed recorded in Instrument No. 20060302000098030.)
(Parcel 18 was erroneously included in the original deed.)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid to the undersigned, Davy Franklin Edwards and wife Sheila V. Edwards (hereinafter referred to as "Grantors") by Edwin Bowman Brown (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these present, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

Grantee and spouse are signing in recognition of divesting themselves of any interest obtained in Parcel 18 which was erroneously conveyed on original deed.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

Reli - Cahaba Rd

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this the 21 day of November, 2006.

X Davy Franklin Edwards
Davy Franklin Edwards
X Sheila V. Edwards
Sheila V. Edwards

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Davy Franklin Edwards and Sheila V. Edwards, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of November, 2006.

(Notary Seal)

Kay M. Ray
Notary Public
Print Name:
Commission Expires:

IN WITNESS WHEREOF, Grantee and spouse have set their signatures and seals on this the 10th day of November, 2006.

X Edwin Bowman Brown
Edwin Bowman Brown
X Sylvia Sue Brown
Sylvia Sue Brown

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edwin Bowman Brown and wife Sylvia Sue Brown, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of Nov., 2006.

Sharon Horton
Notary Public
Print Name: Sharon Horton
Commission Expires:

COMMISSION EXPIRES OCT. 27, 2007

EXHIBIT "A"

PARCEL I

Lot 7, according to the map of Central Hills Subdivision of Wilsonville, Alabama as recorded in Map Book 4, Page 44, in the Probate Office of Shelby County, Alabama.

PARCEL II

Lot 17, according to the map of Central Hills Subdivision, First Addition of Wilsonville, Alabama as recorded in Map Book 4, Page 52, in the Probate Office of Shelby County, Alabama.