

# CORRECTIVE WARRANTY DEED

20070815000383710 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
08/15/2007 09:16:57AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty One Thousand and no/100's Dollars (\$41,000.00) and other good and valuable consideration to the undersigned grantor,

**CHAPPELL DEVELOPMENT, INC., an Alabama corporation**

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**C & L BUILDERS GROUP, LLC**

(hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Chelsea Ridge Estates, 1st Sector, as recorded in Map Book 35, Page 150 in the Probate Office of Shelby County, Alabama.

This corrective deed corrects the name of the grantor in that deed recorded in 20070413000171980 which showed the grantor to be Chelsea Ridge Estates, LLC. The correct grantor should have been Chappell Development, Inc. Chelsea Ridge, LLC, the original grantor transferred this property to Chappell Development, Inc. by deed dated May 5, 2006 and recorded on April 12, 2007 and that deed recorded in 20070413000171980 was dated March 28, 2007 and recorded on April 13, 2007.

The purpose of this deed is to clear title.

TO HAVE AND TO HOLD, unto the said GRANTEE and its successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of 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 GRANTOR, by its President who is authorized to execute this conveyance has hereunto set its signature and seal this the 6<sup>th</sup> day of August, 2007.

ATTEST:

CHAPPELL DEVELOPMENT, INC.

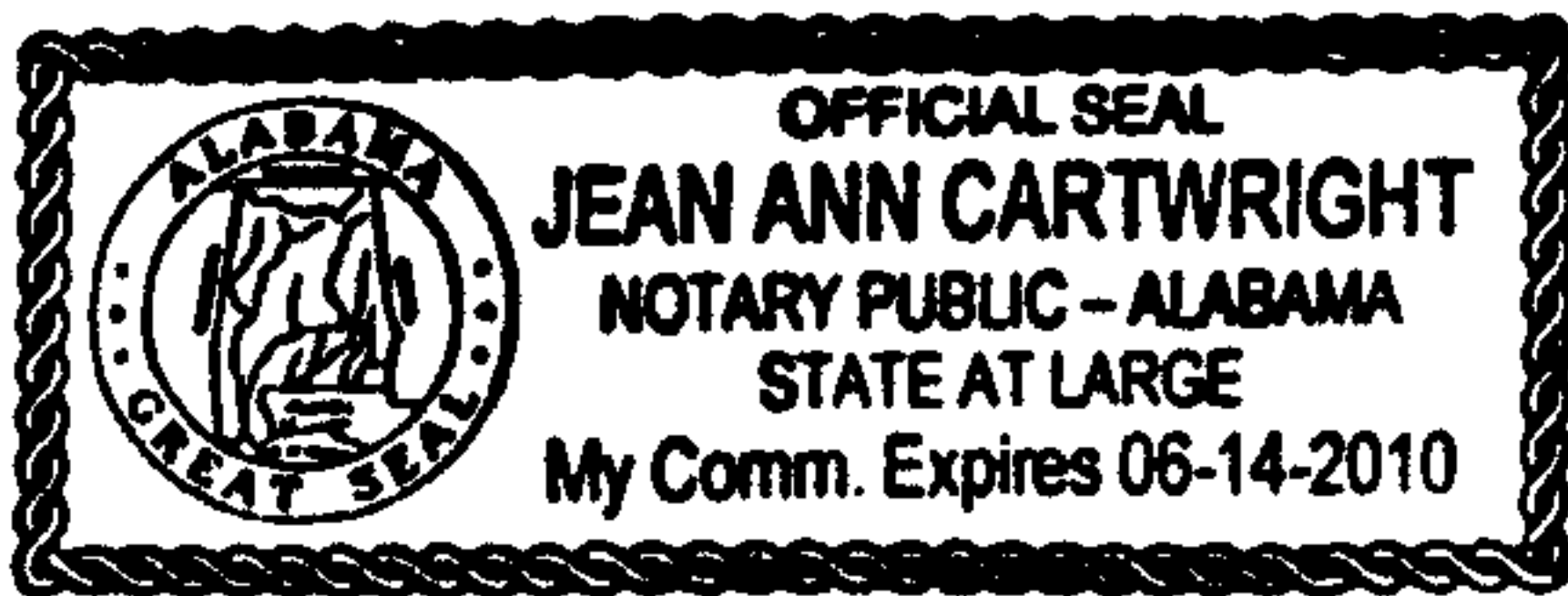
\_\_\_\_\_  
Its President

STATE OF ALABAMA  
SHELBY COUNTY

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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Lionel Chappell, as President of Chappell Development, Inc, an Alabama corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he, as President of Chappell Development, LLC and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 6<sup>th</sup> day of August, 2007.



Jean Ann Cartwright  
Notary Public

This instrument was prepared by:  
F. Wayne Keith, Attorney  
160 Yeager Parkway, Suite 105  
Pelham, Alabama 35124

SEND TAX NOTICE TO:  
C & L Builders, LLC  
104 Creekside Circle  
Wilsonville, Alabama 35186