

Prepared by:  
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1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
Timothy B. Higgins  
1112 Indian Crest Drive  
Birmingham, AL 35124

**Corrective Deed to correct consideration in that Warranty Deed dated May 29, 2009, and recorded June 9, 2009,  
in Instrument 20090609000218860.**

STATE OF ALABAMA )  
                          )  
COUNTY OF SHELBY    )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$389,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **NANCY BELL**, a single woman (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **TIMOTHY B. HIGGINS** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 4, according to the Map of First Sector Skyline Estates, as recorded in Map Book 9, Page 71, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, rights-of-way, assessments, restrictions, covenants, agreements, reservations, building setback lines and any other matters of record.

\$311,920.00 of the above-recited purchase price was paid with a purchase mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with his heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and except for any Restrictions, Exceptions, Easements, Agreements and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereto set her hand and seal this 15 day of July, 2009.

Nancy Bell  
NANCY BELL

STATE OF ALABAMA )  
                          )  
COUNTY OF SHELBY    )

20091207000448770 1/1 \$82.00  
Shelby Cnty Judge of Probate, AL  
12/07/2009 01:29:53 PM FILED/CERT

Shelby County, AL 12/07/2009

State of Alabama  
Deed Tax : \$4.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **NANCY BELL**, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15 day of July, 2009.

  
NOTARY PUBLIC  
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 30, 2010  
BONDED THRU NOTARY PUBLIC UNDERWRITERS