

09-1166

20100222000053310 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/22/2010 03:52:53 PM FILED/CERT

20091106000415570 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
11/06/2009 10:25:04 AM FILED/CERT

This instrument was prepared by:  
HARRY W. GAMBLE  
105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:

*BIRDWELL BUILDING Co., Inc.*  
*P.O. Box 36455*  
*HOVER, AL 35236*

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

Correction Deed: This deed is being rerecorded to correct that deed dated October 30, 2009 and recorded in Instrument # 20091106000415570 by correcting the legal description to say "Crosscreek Cove Townhomes".

### WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$117,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **JONATHAN C. LANGSTON AND SUMMER B. LANGSTON, HUSBAND AND WIFE**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **BIRDWELL BUILDING COMPANY, INC.**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 26, according to the Survey of ~~Crosscreek Cove~~ Crosscreek Cove Townhomes, as recorded in map Book 33, Page 13, in the Probate Office of Shelby County, Alabama.**

Subject to:

- (1) Taxes or assessments for the year 2010 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Rights of way and easements to Alabama Power Company recorded in Volume 108, Page 379 and in Probate Minutes 28, Page 965. (b) Easements, restrictions, reservations and release of damages set forth on deed from Billy D. Eddleman recorded in Instrument # 20030407000205650. (c) Terms provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument # 20031216000807520.

ALL of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and

administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 30 day of October, 2009.

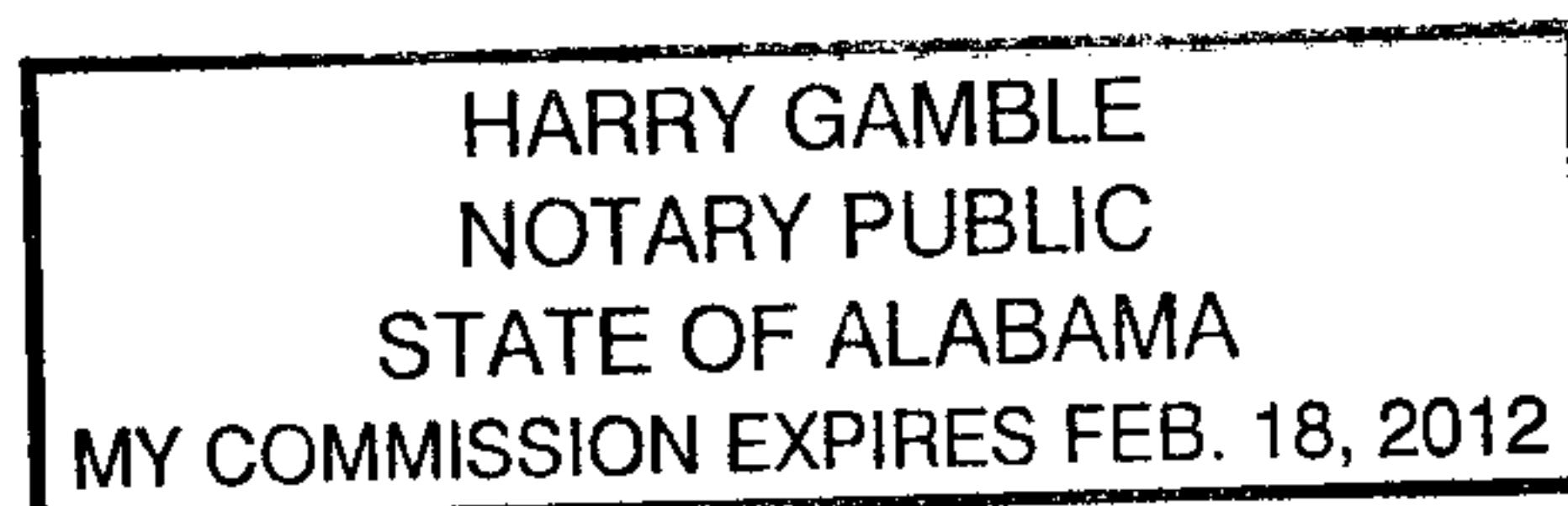
 (SEAL)  
**JONATHAN C. LANGSTON**

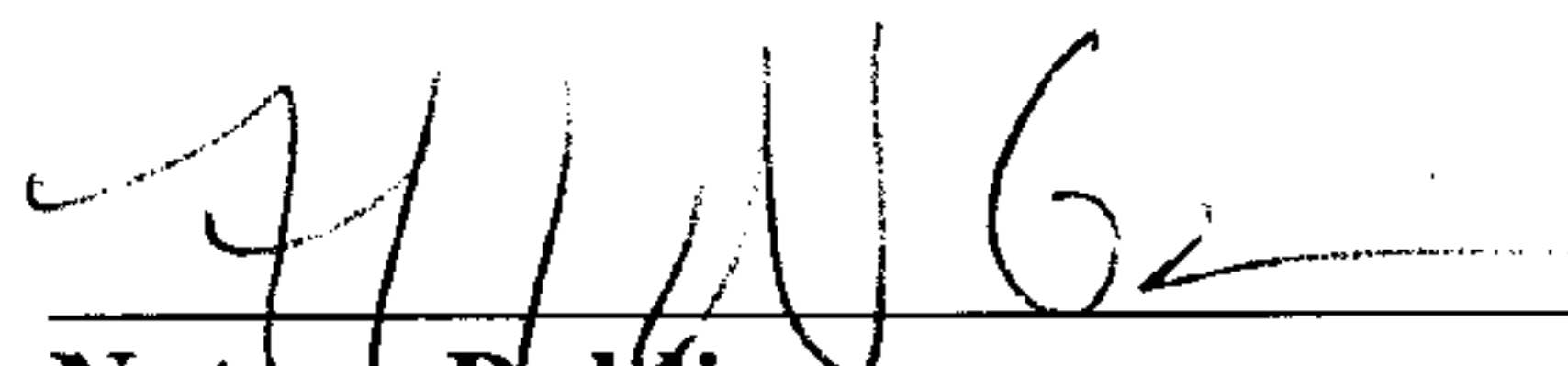
 (SEAL)  
**SUMMER B. LANGSTON**

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

The Undersigned, a Notary Public in said and for said County, in said State, hereby certify that **JONATHAN C. LANGSTON AND SUMMER B. LANGSTON**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of October, 2009.



  
Notary Public