

This Instrument Was Prepared By:
Neil C. Clay
Attorney at Law
1725 Second Avenue, North
Bessemer, AL 35020
(205) 426-2020

Send Tax Notice To:
Gerald F. Elliott
3013 Arbor Bend
Hoover, AL 35244

STATE OF ALABAMA

DEED OF CORRECTION

SHELBY COUNTY


WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and no/100 -- DOLLARS (\$10.00) and to correct that certain deed hereinafter described, to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, and to correct that certain deed hereinafter described, I (We), **Gerald F. Elliott and Dorel D. Elliott**, (Husband and Wife) (herein referred to as Grantor(s), grant, bargain, sell and convey unto **Gerald F. Elliott and Dorel D. Elliott**, (Husband and Wife) (herein referred to as Grantee(s), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 90 according to the final plat of Arbor Hill Phase III as recorded in Map Book 33 Page 142 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any and all easements, limitations, rights of way and restrictions of record or visible by inspection.
2. All Advalorem tax which may be due and unpaid.
3. Assignment of developer's rights as recorded in instrument number 2002-30821.
4. 30-foot easement on south side of lot as shown on recorded map.
5. Right of way granted to Alabama Power Company recorded in Real 65, Page 1 and Deed Book 332, Page 554.
6. Agreement with Alabama Power Company as to underground cable as recorded in Real 69, Page 445, and covenants pertaining thereto as recorded in Real 69, Page 458.
7. Title to all minerals within and underlying the premises together with all mining rights and other rights privileges and immunities relating thereto including rights set out in Deed Book 121, Page 294; Deed Book 127, Page 140; Deed Book 9, Page 302; Deed Book 255, Page 188; Deed Book 6, Page 16; and Deed Book 111, Page 625.
8. Transmission line permits to Alabama Power Company as recorded in Deed Book 136, Page 34; Deed Book 151, Page 449; Deed Book 136, Page 28 and Deed Book 108, Page 363.
9. Right of way granted to Alabama Power Company recorded in Deed Book 332, Page 554.
10. Title to all minerals within and underlying the premises together with all mining rights and other rights privileges and immunities relating thereto including release of damages including rights set out in Deed Book 121, Page 294; Deed Book 127, Page 140; Deed Book 9, Page 302; Deed Book 255, Page 188; Deed Book 6, Page 16; Deed Book 111, Page 625 and Deed Book 268, Page 344.
11. Restrictions and Covenants appearing of record in instrument number 2003-59578
12. Right of way granted to Alabama Power Company recorded in instrument number 2004-12713.


20110902000260430 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/02/2011 12:14:36 PM FILED/CERT

The legal description was furnished by the Grantor(s). No opinion or representation is made as to condition of title as no title search has been conducted.

This deed is given to correct that certain deed recorded in the Office of the Judge of Probate in Instrument No. 2005-0422000192510 on April 22, 2005 which was filed in error as joint tenants with right of survivorship.

TO HAVE AND TO HOLD to the said Grantee(s), as tenants in common, his/her (their) heirs and assigns forever.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee(s), his/her (their) heirs and assigns, that I (We) am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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(s), his/her (their) heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (We) have hereunto set our hands and seals this 22 day of August, 2011.

Gerald F. Elliott
Gerald F. Elliott
Dorel D. Elliott
Dorel D. Elliott

STATE OF ALABAMA
SHELBY COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gerald F. Elliott**, whose name 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 the conveyance, he/she (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of August, 2011.

[Signature]
Notary Public
Commission expires: 8-26-2011

STATE OF ALABAMA
SHELBY COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dorel D. Elliott**, whose name 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 the conveyance, he/she (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of August, 2011.

[Signature]
Notary Public
Commission expires: 2.12.12