

THIS INSTRUMENT WAS PREPARED BY:
M. Wayne Wheeler, P.C.
2230 Third Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Joseph R. Wilson
409 Buck Creek Circle
Alabaster, AL 35007

DEED OF CORRECTION (PEGGY S. KENT)

(DEED NO. TWO)

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS**
SHELBY COUNTY)

That in consideration of One Dollar and 00/100ths (\$1.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, Peggy S. Kent, (Grantor(s), an unmarried woman, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Joseph Ray Wilson, a single man, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 53, according to the Survey of Buck Creek Landing, as recorded in Map Book 20, page 136, in the Office of the Judge of Probate of Shelby County, Alabama.

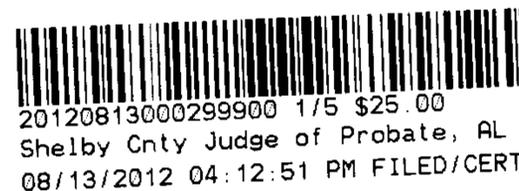
AKA as 409 Buck Creek Circle, Alabaster, AL 35007

Trace

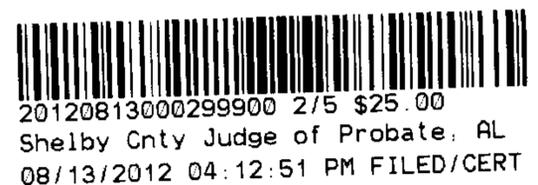
Said deed of correction is to correct that deed dated the 3rd day of December 1996, as recorded in Inst. 1996-39620 in the Office of the Judge of Probate of Shelby County, Alabama to clarify the name of the grantor.

Said Douglas M. Kent is one and the same person as Mike Kent that is shown as the grantor in the above described deed.

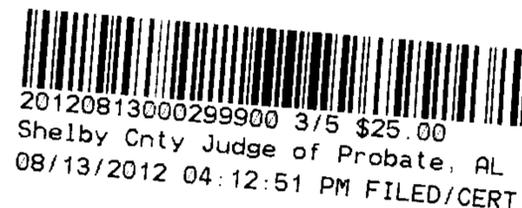
Said Corrective Deed is to comply with the requirement of Alabama Title Company Binder No. 212-38774F, Item 13, to indentify the correct name of the Grantor and complete a transfer of said property to the grantee.



1. Taxes due in the year of 2012, a lien, but not yet payable, until October 1, 2012, Parcel ID: 23-1-11-3-003-053.000 (Said property is exempt as the homestead of the grantor.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
4. Rights of claims of parties in possession not shown by the public records.
5. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
6. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto



- adjoining land, and encroachments onto the land of existing improvements located on adjoining land.
8. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
 9. A 20 foot setback line facing front as shown by record plat.
 10. Easements as shown by record plat.
 11. An easement reserved for drainage on rear of lot as shown by record plat.
 12. Restrictive covenants recorded in Instrument No. 1996-6647.
 13. American Telephone and Telegraph Company recorded in Real Book 213, Page 992.
 14. Right of way to Shelby County as recorded in Deed Book 216, page 584.
 15. Water Line Agreement to Alabaster Water & Gas Board recorded in Instrument No. 1992-18725.
 16. Easement to Alabaster Water & Gas Board recorded in Instrument No. 1996-4043.
 17. Mineral and mining rights in Volume 332, page 3.
 18. Right of Way to Alabama Power Company in Deed Book 333, page 385 and Deed Book 333, page 834.



19. Any lien for services, labor or material in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the public records.

20. Said property is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I, do, for myself and for my heirs, executors and administrators, covenant with said Grantee, **Joseph Ray Wilson**, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, **Joseph Ray Wilson**, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, have hereunto set my hand(s) and seal(s) this the

13 day of May 2012.

Peggy S. Kent

Peggy S. Kent, Grantor


20120813000299900 4/5 \$25.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Peggy S. Kent**, Grantors whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of June, 2012.
Eva W. Batson
Notary Public

SEAL

Eva W. Batson
Notary Public, State of Alabama
My Commission Expires 7-14-2012


20120813000299900 5/5 \$25.00
Shelby Cnty Judge of Probate, AL
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