

THIS CORRECTIVE DEED IS BEING RECORDED TO CORRECT THE LOT NUMBER OF THAT CERTAIN WARRANTY DEED FILED IN SHELBY COUNTY PROBATE ON 7/8/2013 AS INSTRUMENT NO. 20130708000276410.

Send tax notice to:

JOSEPH E. WATTS

517 RIVER CREST WAY

HELENA, AL, 350801

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2


Birmingham, Alabama 35242

STATE OF ALABAMA

2013249

Shelby COUNTY

"CORRECTIVE"
WARRANTY DEED


20130822000344440 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/22/2013 03:40:59 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirty-Six Thousand Seven Hundred Fifty and 00/100 Dollars (\$236,750.00) in hand paid to the undersigned, ADAMS HOMES LLC, A Limited Liability Company (hereinafter referred to as "Grantor") by JOSEPH E. WATTS (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1844, OLD CAHABA, PHASE V, 3RD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 37, PAGE 6 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
6. ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
7. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER INCLUDING BUT NOT LIMITED TO GAS, OIL, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
8. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM RIVER CREST WAY, AS SHOWN PER PLAT.
9. UTILITY ASEMENTS AS SHOWN BY RECOIRDED PLAT, INCLUDING, 10 FEET ALONG THE REAR.
10. RESTRICTIONS, LIMITATIONS AND CONDITONS AS SET OUT IN PLAT BOOK 37, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 134, PAGE 85, DEED BOOK 131, PAGE 447, DEED BOOK 257, PAGE 213, REAL VOLUME 46, PAGE 69 AND DEED BOOK 156, PAGE 203 IN THE PROBATE OFFICE.

12. EASEMENT GRANTED TO SHELBY COUNTY AS SET OUT IN DEED BOOK 155, PAGE 331, DEED BOOK 155, PAGE 425, BOOK 2, PAGE 16 AND BOOK 156, PAGE 203 IN THE PROBATE OFFICE.
13. 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 BOOK 15, PAGE 415, BOOK 61, PAGE 164, REAL VOLUME 133, PAGE 27 AND REAL VOLUME 321, PAGE 629 IN THE PROBATE OFFICE.

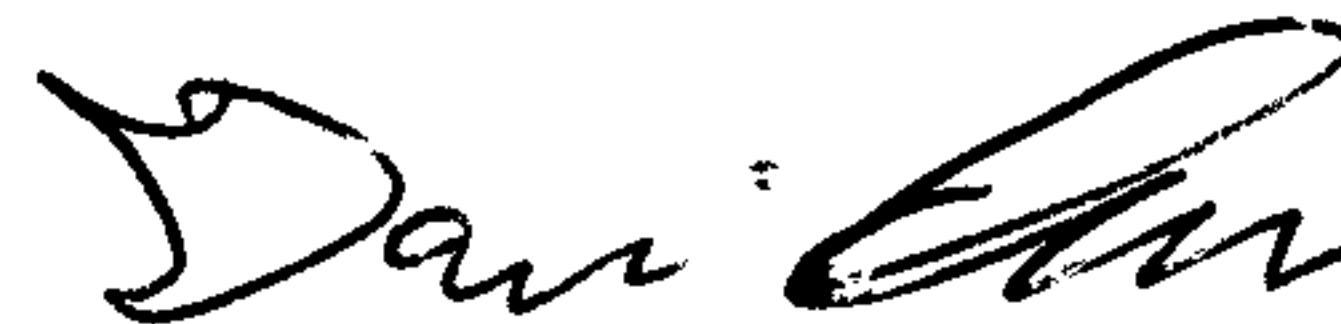
\$224,912.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES LLC, by WAYNE L. ADAMS, its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 17th day of July, 2013.

ADAMS HOMES LLC

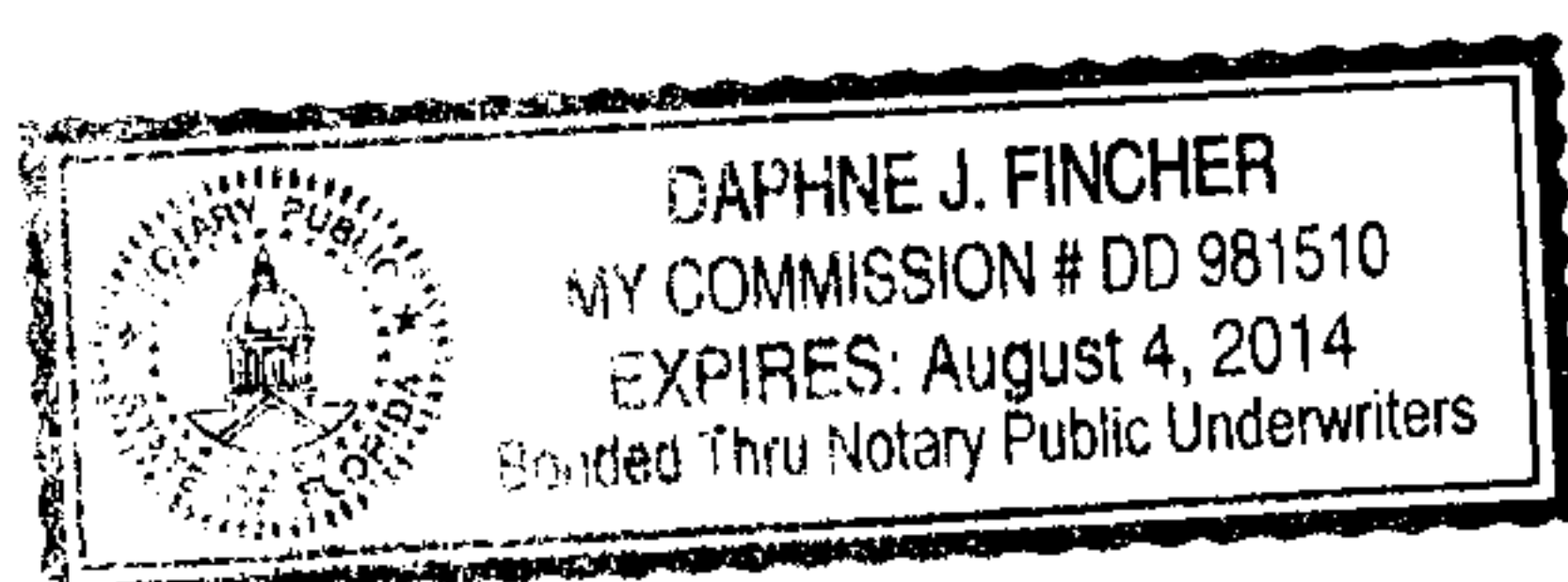


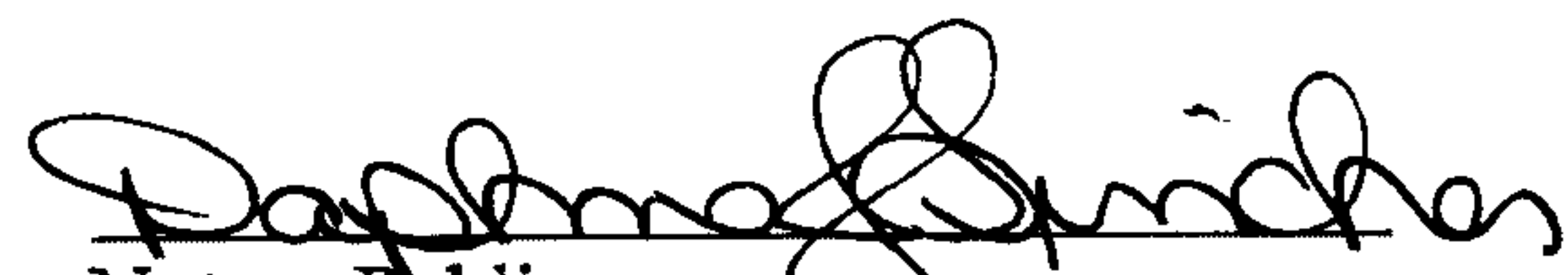
BY: WAYNE L. ADAMS
ITS: MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WAYNE L. ADAMS, whose name as MANAGING MEMBER of ADAMS HOMES LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 17th day of July, 2013.




Notary Public
Print Name: Daphne J. Fincher
Commission Expires: 8/4/14

20130822000344440 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
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