

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:

Owens Enterprises, LLC  
3500 Bearden Lane  
Helena, AL 35080

CORRECTIVE WARRANTY DEED

This deed seeks to correct and clarify the break in the chain of title that was created by the recording of the deeds at 2005 0504000213060 and at 20070822000395790 in the Shelby County Probate Office.

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Larry W. Owens, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Owens Enterprises, LLC,(herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

The N 1/2 of Lot 2, in Block 3 and also Lot 3, in Block 3, of Nickerson & Scott Survey, Map Book 3, Page 34, Shelby County Alabama, which is a subdivision of a part of the E 1/2 of the SE 1/4 Section 35, and a part of NW 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 3 West in Shelby County, Alabama, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, Page 127, in the Probate Office of Shelby County, Alabama.

Also, that portion of the alley vacated by that certain agreement as executed by Paul Adkins, et al, dated September 9, 1943, and recorded in Deed Book 11 7, Page 249, in the Probate Office of Shelby County, Alabama, that abuts Lot 3 in Block 3, and the N 1/2 of Lot 2 in Block 3, of said Nickerson & Scott Survey, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, Page 127, in said Probate Records.

This property is not the homestead of the grantor, Larry W. Owens, a married man, nor of his spouse.

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) 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, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this December 13, 2013

\_\_\_\_\_(SEAL)

  
Larry W Owens

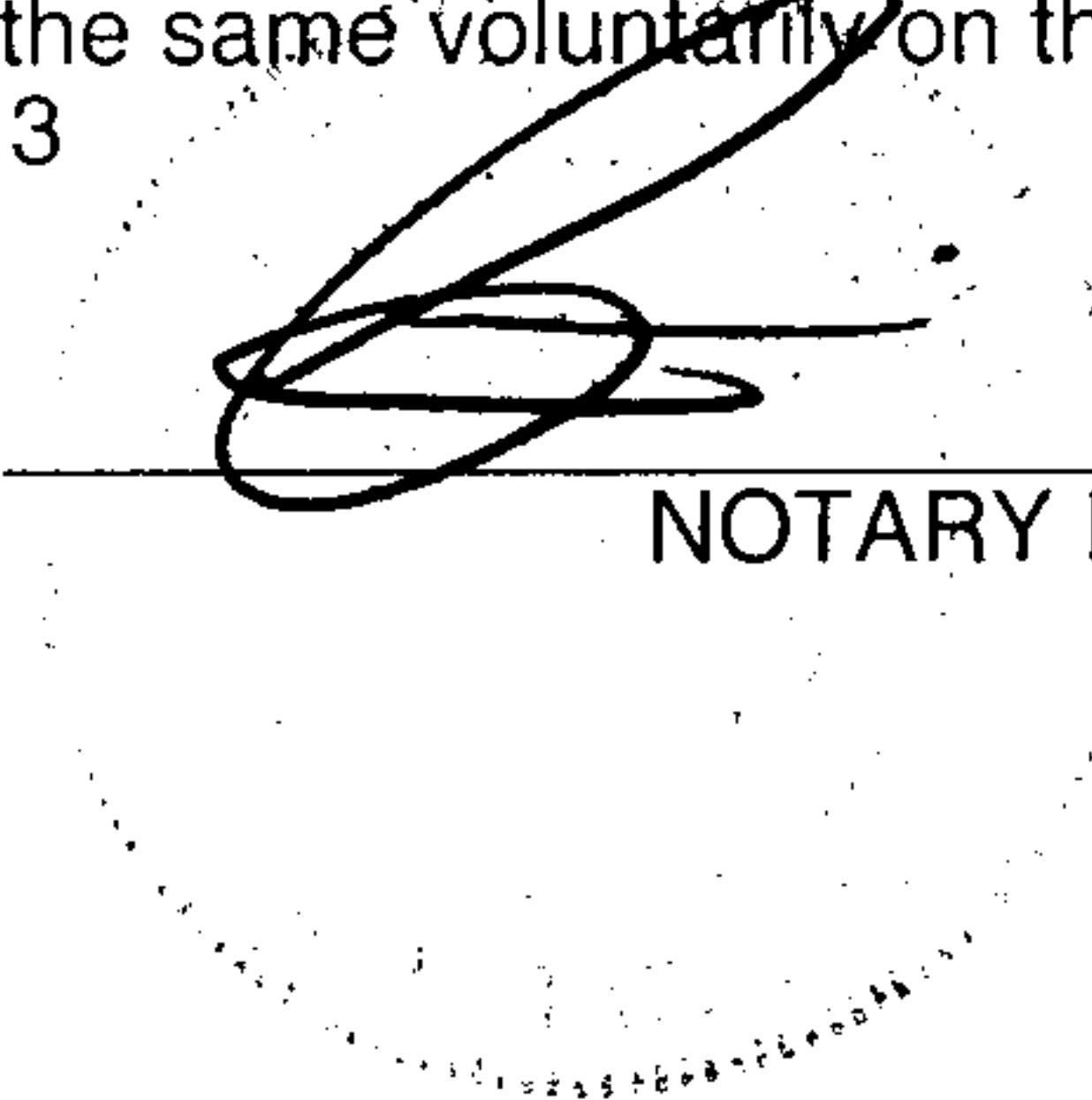
\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry W. Owens, a married man, 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 conveyance, he executed the same voluntarily on the day first written above.  
Given under my hand and official seal on December 13, 2013

My commission expires: 3/20/13

  
\_\_\_\_\_  
NOTARY PUBLIC