

Assessed value = \$2,474,510
Recording fee: \$2,474.50 + \$18 (3 pages) = \$2,492.50



20121205000466180 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/05/2012 03:49:25 PM FILED/CERT

CORRECTIVE DEED
FILING FEE:

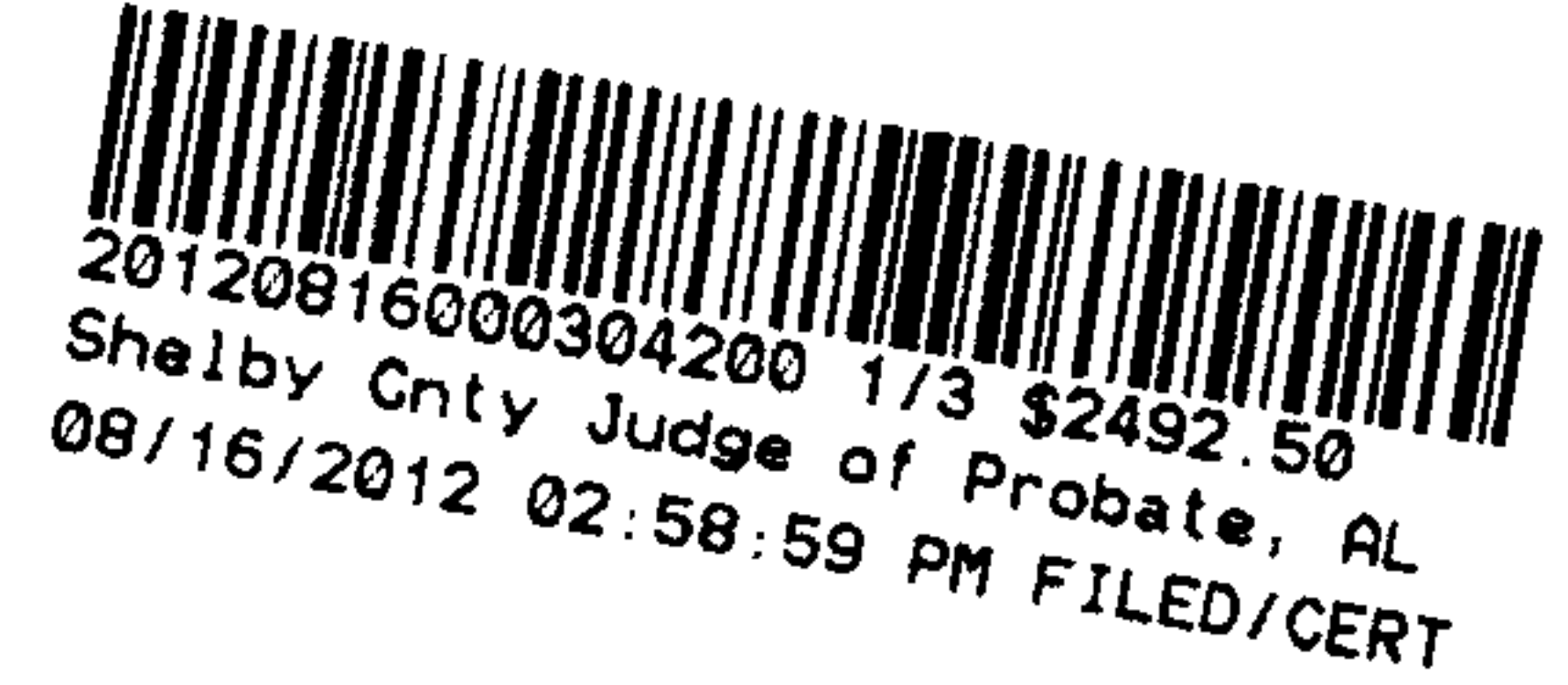
No Tax Fee \$ 1
First page \$ 12
Three add'l pages \$ 9
TOTAL: \$ 22

Grantor: Patricia M. Stevens 3161 Guilford Road Birmingham, AL 35223	Grantee: PMS Shelby, LLC 3161 Guilford Road Birmingham, AL 35223
PROPERTY ADDRESS: Lloyd's Restaurant/Hwy. 280	
PARCEL NO: 03 9 31 0 001 052.000	

SEND TAX NOTICE TO:
Patricia M. Stevens, Manager
PMS Shelby, LLC
3161 Guilford Road
Birmingham, AL 35223

PARCEL # 039 310 001 052 000

STATE OF ALABAMA)
SHELBY COUNTY)



20120816000304200 1/3 \$2492.50
Shelby Cnty Judge of Probate, AL
08/16/2012 02:58:59 PM FILED/CERT

CORRECTIVE
STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 15th day of AUGUST, 2012, by PATRICIA M. STEVENS, a married woman (hereinafter referred to as the "Grantor"), to PMS SHELBY, LLC, (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

~~WHEREAS, on October 7, 1974, the real property described herein was conveyed by Warranty Deed to the Grantor by Donald T. Kreider and wife, Jenny J. Kreider and was recorded on October 8, 1974 in the Office of the Judge of Probate of Shelby County, Alabama, Book 289 Page 134; and~~

WHEREAS, the Grantor desires through this conveyance to transfer the real property described herein to Grantee.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee her interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

~~Commence at the Northeast corner of the Northeast quarter of the Southeast quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of said quarter-quarter section for a distance of 1064.0 feet to a point; thence turn an angle left of 90 degrees 42' and run in a southerly direction for a distance of 820.0 feet to the point of beginning; thence continue on last described course for a distance of 260.0 feet to a point; thence turn an angle right of 90 degrees 42' and run West for a distance of 248.28 feet to a point;~~

RECORDING TO CORRECT LEGAL DESCRIPTION - SEE EXHIBIT A

9-13-12
3 pr. KM

certify I correct

Be a true and correct copy of the original as recorded in Shelby County

~~thence turn an angle right of 89 degrees 55' and run in a northerly direction for a distance of 40.59 feet to a point; thence turn an angle left of 90 degrees 00' and run West for a distance of 18.16 feet; thence turn an angle right of 89 degrees 23' and run in a northerly direction for a distance of 219.43 feet to a point; thence turn an angle right of 90 degrees 42' and run East for a distance of 266 feet to the point of beginning.~~

Subject to ad valorem taxes for the current year.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee, and to its heirs, executors and assigns forever.


And said Grantor hereby covenants and agrees with said Grantee, and its assigns, that she will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantee, PMS SHELBY, LLC.


THE HEREIN DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1 day of August, 2012.


PATRICIA M. STEVENS


20120816000304200 2/3 \$2492.50
Shelby Cnty Judge of Probate, AL
08/16/2012 02:58:59 PM FILED/CERT

Doc.# 32886 120417.DOC

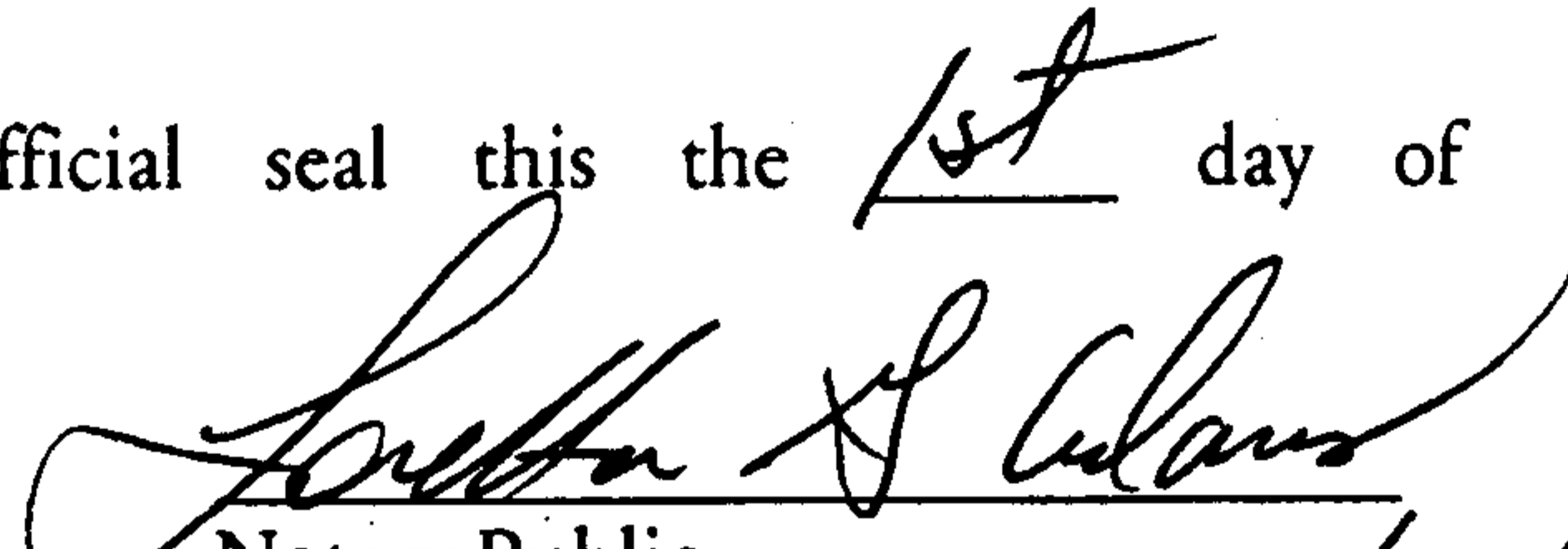

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STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that PATRICIA M. STEVENS, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of August, 2012.


Notary Public
My Commission Expires: 6/15/2013


20120816000304200 3/3 \$2492.50
Shelby Cnty Judge of Probate, AL
08/16/2012 02:58:59 PM FILED/CERT

Shelby County, AL 08/16/2012
State of Alabama
Deed Tax: \$2474.50

THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes
Hughes & Scalise, P.C.
600 Luckie Drive, Suite 310
Birmingham, Alabama 35223
(205) 871-0300

Doc.# 32886 120417.DOC



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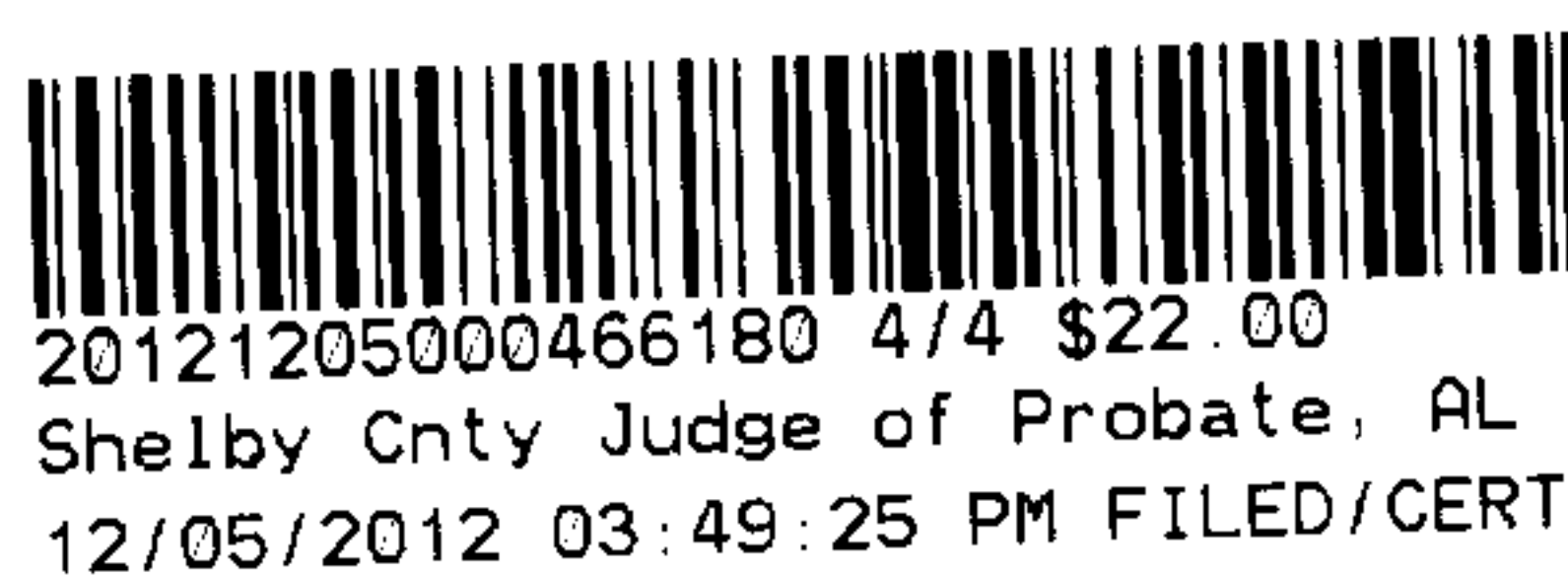
EXHIBIT A

Parcel 1:

Commence at the Northeast corner of the Northeast quarter of the Southeast quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of said quarter-quarter section for a distance of 1064.0 feet to a point; thence turn an angle left of 90 degrees 42' and run in a southerly direction for a distance of 820.0 feet to the point of beginning; thence continue on last described course for a distance of 260.0 feet to a point; thence turn an angle right of 90 degrees 42' and run West for a distance of 248.28 feet to a point; thence turn an angle right of 89 degrees 55' and run in a northerly direction for a distance of 40.59 feet to a point; thence turn an angle left of 90 degrees 00' and run West for a distance of 18.16 feet; thence turn an angle right of 89 degrees 23' and run in a northerly direction for a distance of 219.43 feet to a point; thence turn an angle right of 90 degrees 42' and run East for a distance of 266 feet to the point of beginning.

Parcel 2:

Commence at the northeast corner of the Northeast quarter of the Southeast quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence run west along the north line of said quarter-quarter section for a distance of 1064.0 feet to a point; thence turn an angle left of 90 degrees 42' and run in a southerly direction for a distance of 1080.0 feet to the point of beginning; thence continue on last described course for a distance of 194.60 feet to a point on the northerly right of way line of U.S. Highway No. 280; thence turn an angle right of 83 degrees 13' and run southwesterly along said right of way line for a distance of 145.63 feet; thence turn an angle right of 54 degrees 47'30" and run along right of way line for a distance of 141.71 feet to a point; thence turn an angle right of 42 degrees 36'30" and run in a northerly direction for a distance of 50.0 feet; thence turn an angle left of 90 degrees 00' and run west for a distance of 10.0 feet; thence turn an angle right of 90 degrees 00' and run in a Northerly direction for a distance of 59.41 feet to a point; thence turn an angle right of 90 degrees 5' and run east for a distance of 248.28 feet to the point of beginning.



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