

Return to:  
Republic Title Insurance  
2026 Howell Street, 10th Floor  
Dallas TX 75204

**AFTER RECORDING,**  
**RETURN TO:**

Property Acceptance Corp.  
7195 Dallas Parkway  
Plano, Texas 75024  
Attention: Kent Twitchell



20120514000170680 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/14/2012 03:18:36 PM FILED/CERT

[space above reserved for recorder's use only]

**THIS DOCUMENT**  
**PREPARED BY:**

Hunton & Williams LLP  
1445 Ross Avenue, Suite 3700  
Dallas, Texas 75202  
Attn: Adam B. Fritcher

**SEND TAX NOTICE TO:**

Property Acceptance Corp.  
7195 Dallas Parkway  
Plano, Texas 75024

**CORRECTIVE STATUTORY WARRANTY DEED**

STATE OF ALABAMA

§  
§  
§

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

THIS CORRECTIVE STATUTORY WARRANTY DEED, is made by **BEAL BANK**, a state savings bank, whose mailing address is: 7195 Dallas Parkway, Plano, Texas 75024 ("**Grantor**"), unto **PROPERTY ACCEPTANCE CORP.**, a Texas corporation ("**Grantee**"), having an address of 7195 Dallas Parkway, Plano, Texas 75024.

**WHEREAS**, Grantor conveyed to Grantee certain real property situated in Shelby County, Alabama by virtue of that certain Statutory Warranty Deed dated effective as of May 1, 2010 (the "**Deed**"), recorded on December 7, 2010, as Document Number 20101207000409230 in the Official Records of the Shelby County, Alabama Judge of Probate; and

**WHEREAS**, the Deed, though containing the correct legal description, incorrectly references in its heading and first paragraph the County of Madison rather than the proper County of Shelby; and

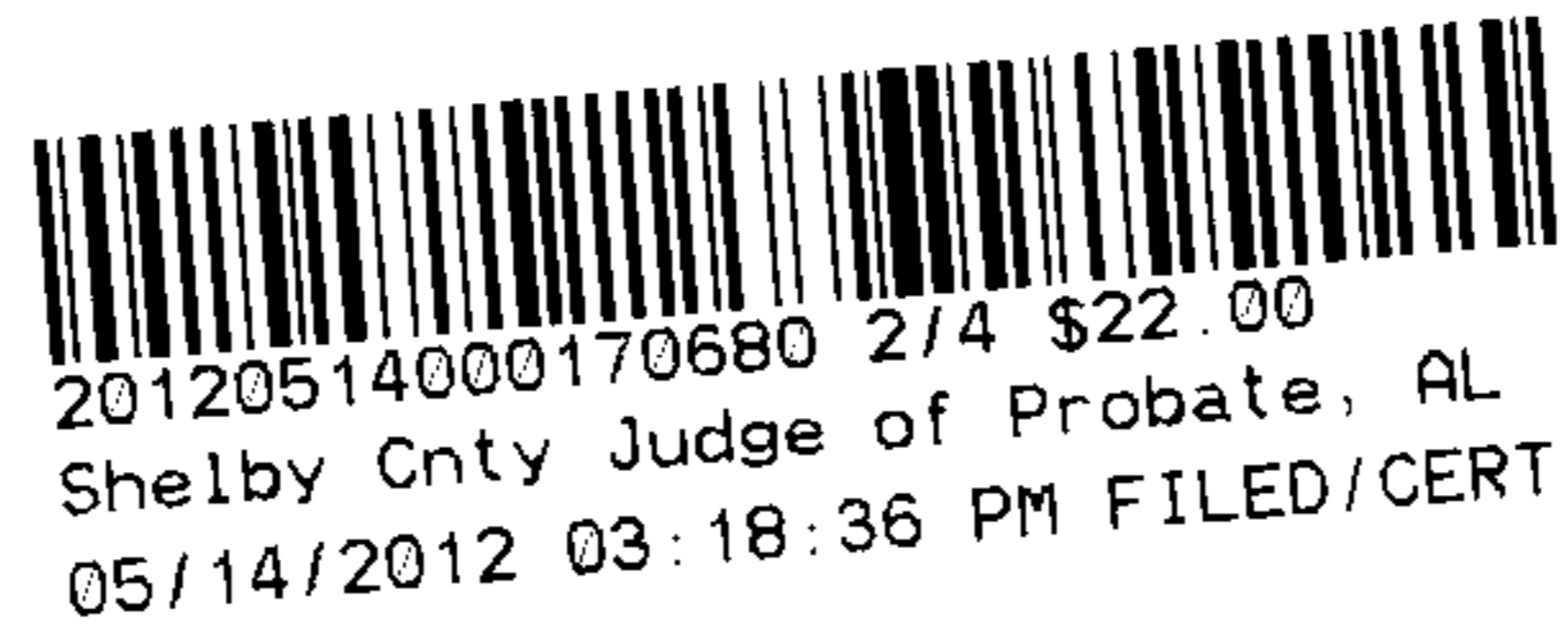
**WHEREAS**, this Corrective Quitclaim Deed is executed and delivered solely for the purpose of correcting said county references;

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor DOES GRANT, BARGAIN, SELL AND CONVEY unto Grantee the real property situated in the County of Shelby, State of Alabama, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all of Grantor's right, title and interest, if any, in and to all easements benefiting such real property (collectively, the "**Property**").

This Statutory Warranty Deed is made and accepted expressly subject to any and all matters of record, including, without limitation, any and all taxes, assessments, reservations in patents, the rights of tenants under all leases relating to the Property, any easements, exceptions, restrictions, rights of redemption, encumbrances, liens, covenants, conditions and restrictions, obligations and liabilities as may appear of record, and all matters that an accurate survey or a physical inspection of the Property would reveal (said exceptions being called the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

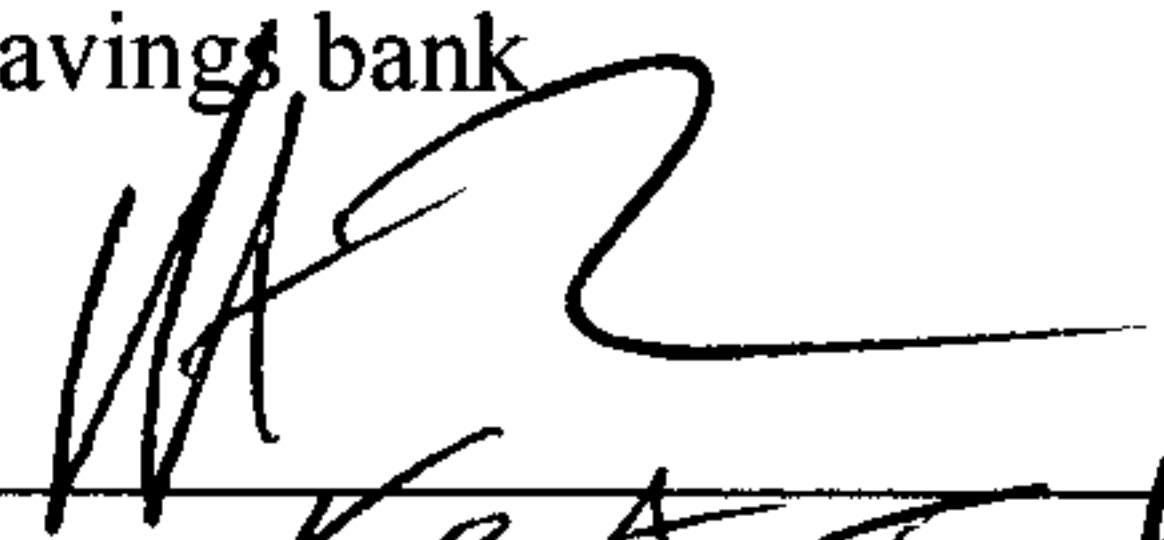
[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, Grantor, by its authorized signatory, who is authorized to execute this conveyance, has hereto set its signature and seal to this Statutory Warranty Deed to be effective as of the 1st day of May, 2010.

**GRANTOR:**

**BEAL BANK,**  
a state savings bank

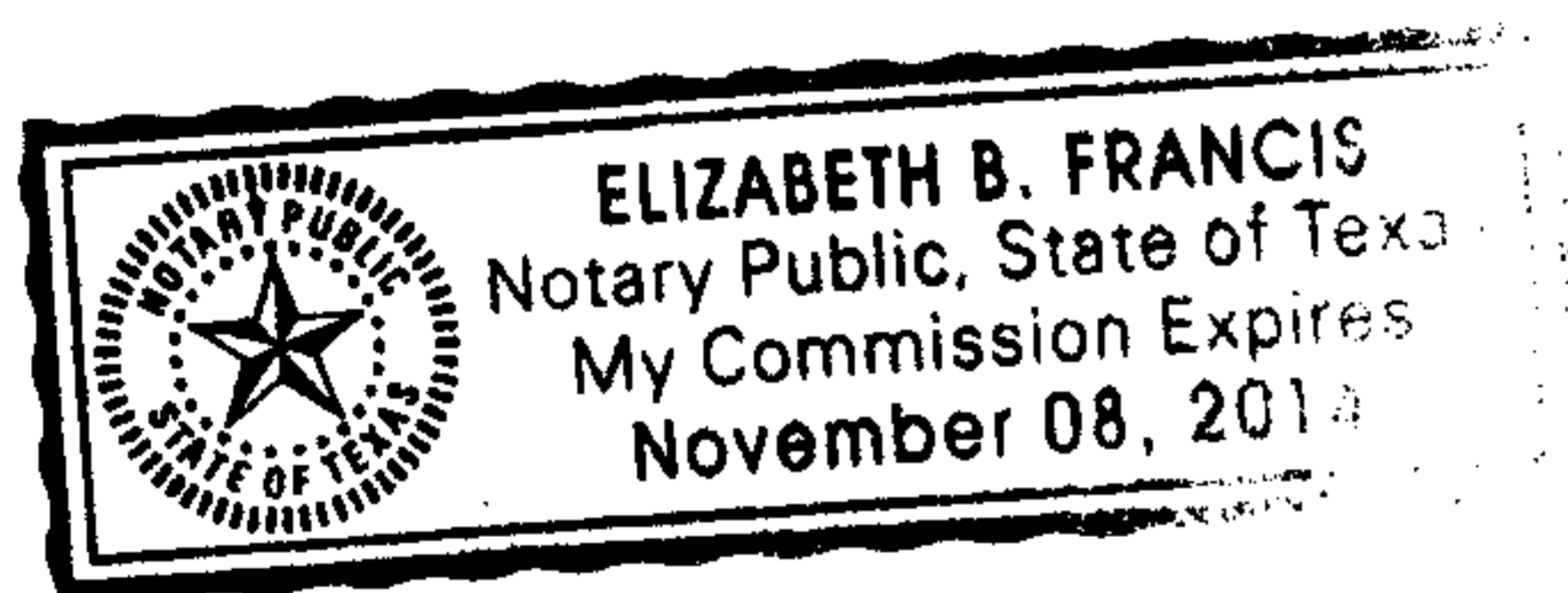
By:   
Name: Kent Twitchell  
Title: Authorized Signatory

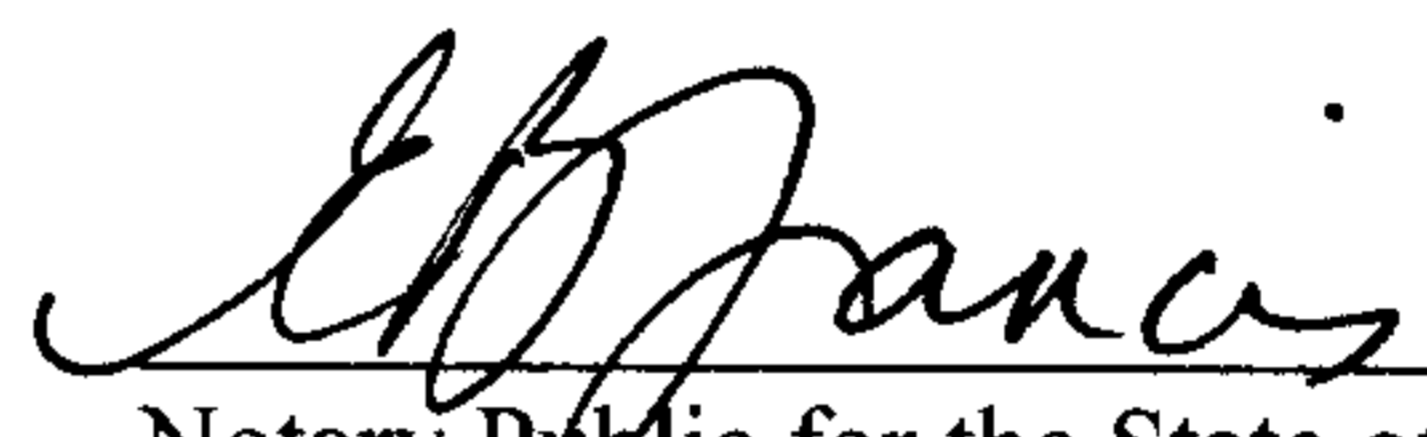
STATE OF TEXAS                   §  
  §  
COUNTY OF Collin           §

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Kent Twitchell, authorized signatory of Beal Bank, a state savings bank, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such authorized signatory and with full authority, executed the same voluntarily for and as the act of Beal Bank, a state savings bank.

Given under my hand and official seal this 7 day of May, 2012.

(Seal)



  
Notary Public for the State of Texas  
(signature of Notary Public)

My Commission Expires: Nov. 8, 2014



20120514000170680 3/4 \$22.00  
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**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

Lots 1927, 1928, 1929, 1930 and 1936, according to the Survey of Old Cahaba V, First Addition, as recorded in Map Book 35, Page 120, in the Probate Office of Shelby County, Alabama.



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