

REPUBLIC TITLE SERVICES, INC.  
2000 Howell Street, 10th Floor  
Dallas TX 75204

**AFTER RECORDING,  
RETURN TO:**

LPP Mortgage Ltd.  
7195 Dallas Parkway  
Plano, Texas 75024  
Attention: Kent Twitchell

20120514000170690 1/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
05/14/2012 03:18:37 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:**

LPP Mortgage Ltd.  
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 **PROPERTY ACCEPTANCE CORP.**, a Texas corporation, whose mailing address is: 7195 Dallas Parkway, Plano, Texas 75024 ("**Grantor**"), unto **LPP MORTGAGE LTD.**, a Texas limited partnership ("**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 20101207000409240 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]

  
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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:**

**PROPERTY ACCEPTANCE CORP.,**  
a Texas corporation

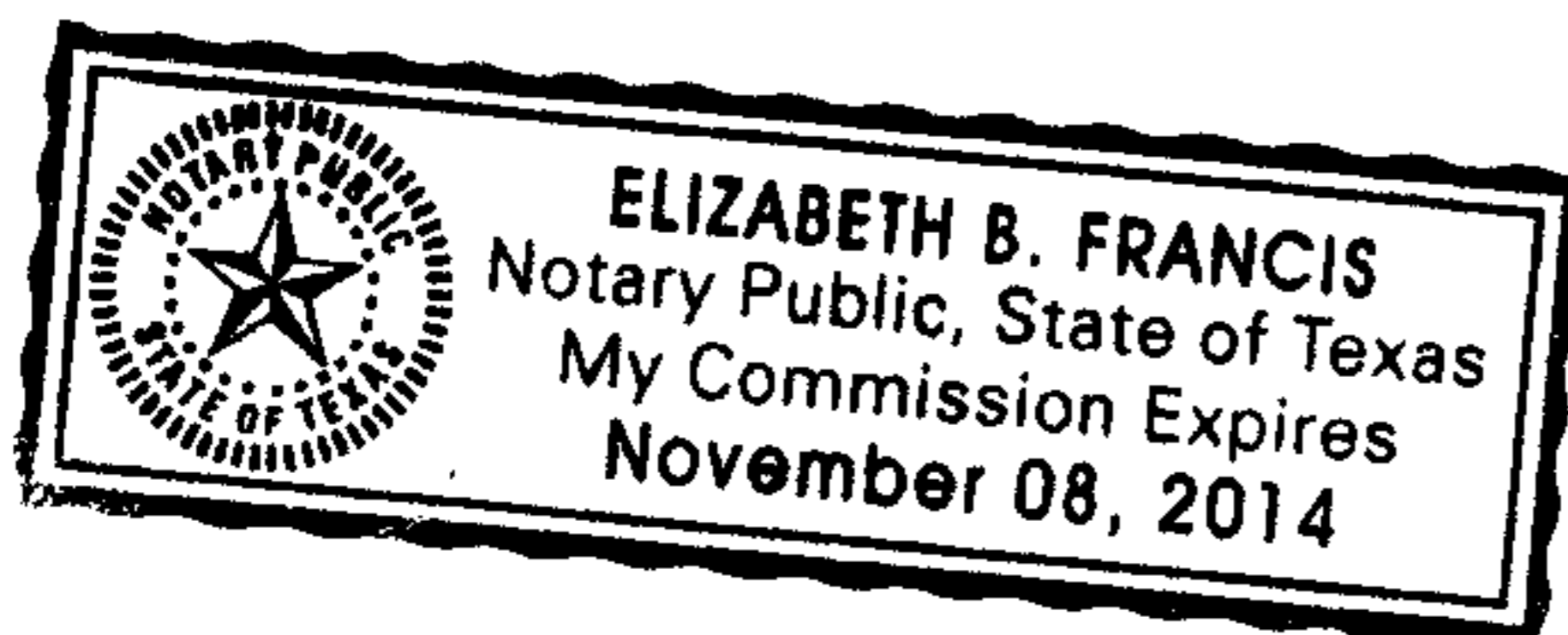
By: [Signature]  
Name: Kent Twitchell  
Title: Authorized Signatory

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 PROPERTY ACCEPTANCE CORP., a Texas corporation, 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 PROPERTY ACCEPTANCE CORP., a Texas corporation.

Given under my hand and seal of office this 7 day of May, A.D., 2012.

(Seal)



[Signature]  
Notary Public for the State of Texas  
(signature of Notary Public)

My Commission Expires: Nov. 8, 2014

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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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