



20131105000437250 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
11/05/2013 03:44:05 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Embassy Homes, LLC
5318 Meadowlark Drive
Birmingham, AL 35242

STATE OF ALABAMA

)

"CORRECTIVE"

GENERAL WARRANTY DEED

:

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Twenty Three Thousand Five Hundred Eight One and 61/100 (\$23,581.61)**, and other good and valuable consideration, this day in hand paid to the undersigned **Chelsea Park 4G Investment Group, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Embassy Homes, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 6-64, according to the Survey of Chelsea Park 6th Sector, 6th Addition, as recorded in Map Book 43, Page 60 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject To:

1. Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013.
2. Easements, building lines and restrictions as shown on recorded map.
3. Mineral and mining rights not owned by grantor.

This corrective deed is being given to correct the map book and page from page 63 to page 60, in that certain deed recorded in Instrument No. 20130821000341030 in said Probate Office.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 30 day of October, 2013.


Chelsea Park 4G Investment Group, LLC
an Alabama limited liability company



R. Clark Parker, Managing Member

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that R. Clark Parker, whose name as Managing Member of Chelsea Park 4G Investment Group, LLC, an Alabama limited liability company, 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 the Instrument, he as such Managing Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of October, 2013.


NOTARY PUBLIC
My Commission Expires: ~~6/5/2015~~
February 8, 2014


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