

Prepared by:  
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1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
Anthony Spivey & Crystal Spivey  
159 Windsor Lane  
Pelham, AL 35124

This corrective deed is being prepared to correct that Special Warranty Deed recorded on March 17, 2004, in Instrument No. 20040317000135140, Shelby County Probate. Said deed did not provide the signature execution date or the notary acknowledgment date.

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**CORRECTIVE DEED TO CLEAR TITLE**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO THE PROVIDENT BANK**, by **David Bobro, Vice President** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **ANTHONY SPIVEY and CRYSTAL SPIVEY** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 325, according to the Amended Map of Weatherly Wixford Forest, Sector 13, as recorded in Map Book 22, Page 23 A & B, in the Probate Office of Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions and building set back lines of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 13 day of January, 2014.

PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO NATIONAL CITY BANK,  
SUCCESSOR BY MERGER TO THE PROVIDENT BANK

By:   
David Bobro  
Vice President

STATE OF PENNSYLVANIA )

COUNTY OF Allegheny )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DAVID BOBRO, Vice President of PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to The Provident Bank**, 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 instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23 day of January, 2014.

  
NOTARY PUBLIC

My commission expires: 8-23-17



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COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Melanie Waldinger, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires Aug. 23, 2017  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



## CERTIFICATE

The undersigned, Janet L. Deringer, a duly appointed Assistant Secretary of PNC Bank, National Association (the "Bank"), does hereby certify that:

- (1) the following is a true and correct copy of an excerpt from the By-Laws of the Bank and a true and correct copy of Resolutions adopted by the Board of Directors of the Bank on November 18, 2010;
- (2) that the excerpt from the By-Laws of the Bank and Resolutions described above are in full force and effect as of the date of this Certificate; and
- (3) that David Bobro is a duly appointed Vice President of the Bank.

### *Excerpt from By-Laws of PNC Bank, National Association*

#### "Article VI. General Powers of Officers

Section 1. The corporate seal of the Bank may be imprinted or affixed by any process. The Secretary and any other officers authorized by resolution of the Board of Directors shall have authority to affix and attest the corporate seal of the Bank.

Section 2. The authority of officers and employees of this Bank to execute documents and instruments on its behalf in cases not specifically provided for in these By-Laws shall be as determined from time to time by the Board of Directors, or, in the case of employees, by officers in accordance with authority given them by the Board of Directors."

### *Board Resolutions Adopted November 18, 2010*

RESOLVED, that the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, each Senior Deputy General Counsel, each Deputy General Counsel, and each Managing Counsel of The PNC Financial Services Group, Inc. (the "Corporation") or PNC Bank, National Association (the "Bank") shall have the authority to affix and attest the seal of the Bank;

RESOLVED FURTHER, that the Chief Executive Officer, the President, each Senior Vice Chairman, each Vice Chairman, each Executive Vice President, each Senior Vice President, each Vice President, each Assistant Vice President, the Cashier and each Assistant Cashier, the Secretary and each Assistant Secretary, each Trust Officer and Assistant Trust Officer, each Chief Investment Officer, each Regional President or chief executive of a business region, the General Counsel, each Senior Deputy General Counsel, each Deputy General Counsel, and each Managing Counsel of the Corporation or of the Bank, and any other officers acting at the discretion of any officer authorized to affix and attest the seal of the Bank, are and each of them is hereby authorized and empowered in the name and on behalf of the Bank to execute, acknowledge and deliver any and all agreements, instruments, or other documents relating to the property or rights of all kinds held or owned by the Bank or to the operation of the Bank, either for its own account or in any agency or fiduciary capacity. Notwithstanding the foregoing, any and

Member of The PNC Financial Services Group

One PNC Plaza 249 Fifth Avenue Pittsburgh Pennsylvania 15222-2707

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all agreements of sale, contracts, deeds and other documentation pertaining to the purchase, sale or transfer of real estate or buildings occupied by the Bank in the transaction of its business shall be executed in accordance with the terms of resolutions adopted from time to time in connection therewith and specifically designating the officer or officers authorized to execute the same;

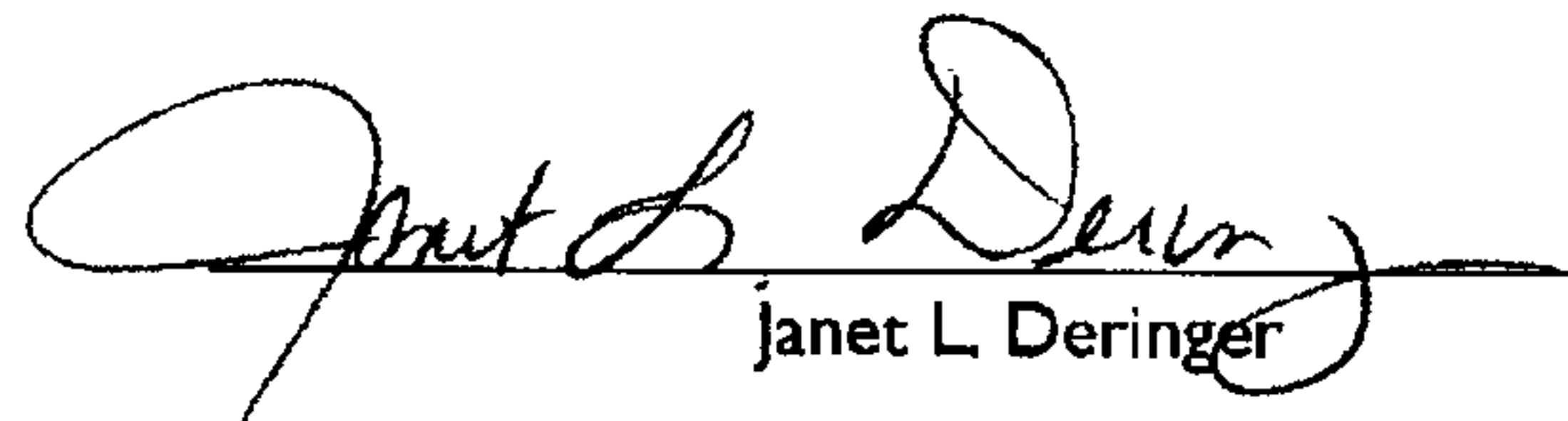
RESOLVED FURTHER, that any officer of the Bank and any non-officer employee of the Corporation or the Bank (or any affiliate of the Corporation or Bank) designated in writing by the Chief Executive Officer, the President, any Senior Vice Chairman, Vice Chairman, Executive Vice President or Senior Vice President of the Corporation or Bank, are each hereby authorized and empowered:


- (a) To sign or countersign checks, drafts, acceptances, guarantees of signatures on assignments of securities, certificates of securities of entities for whom the Bank is acting as registrar or transfer agent or in a fiduciary or representative capacity, correspondence or other papers or documents not ordinarily requiring execution under seal; and
- (b) To receive any sums of money or property due or owing to the Bank in its own right, as an agent for another party, or in any fiduciary or representative capacity and, either as attorney-in-fact for the Bank or otherwise, to sign or countersign agreements, instruments, or other documents related to the foreclosure of residential real estate loans owned or serviced by the Corporation or the Bank or the enforcement of any other rights and remedies with respect to such loans (including, without limitation, in a bankruptcy or insolvency proceeding), including, without limitation, correspondence, affidavits, certifications, declarations, deeds, substitutions of trustee, verifications, assignments, powers of attorney, sales contracts or any other papers or documents, to execute any instrument of satisfaction for any mortgage, deed of trust, judgment or lien in the Office of the Recorder of Deeds, Prothonotary, or other office or court of record in any jurisdiction, provided, however, that in respect to any mortgage or deed of trust made to this Bank as trustee for bondholders, the foregoing authority shall be exercised only pursuant to and authorization of the Board of Directors or committee of the Board of Directors with oversight of fiduciary risk.

RESOLVED FURTHER, that the actions of any non-officer employee on or after October 21, 2010 who was designated in writing by an officer pursuant to resolutions adopted by the Executive Committee of the Board of Directors of the Bank on October 21, 2010, which actions were within the scope of their employment, were not prohibited by applicable law and would have been authorized by the foregoing resolutions except that such actions were taken prior to the adoption of these resolutions, are hereby ratified, approved and adopted in all respects as fully as if such actions had been approved by the Board of Directors of the Bank prior to such actions being taken.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and affixed the seal of the Association this 13<sup>th</sup> day of January, 2012.



  
Janet L. Deringer

  
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