

*THIS WARRANTY DEED IS BEING RE-RECORDED TO COMPLETE THE POA SIGNATURE.


Send tax notice to:

LATASHA DENSON
1043 KERRY DRIVE
CALERA, AL, 35040


This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013551


20141205000382570 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/05/2014 09:03:43 AM FILED/CERT

CORRECTED
WARRANTY DEED


20140808000247760 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/08/2014 12:30:45 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WENDELL BENDER, A Married Man **whose mailing address** is: 5000 Golden Gate Drive, Killeen, TX 76549 (hereinafter referred to as "Grantors") by LATASHA DENSON **whose mailing address** is: 1043 Kerry Drive, Calera AL 35040 (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 48, ACCORDING TO THE SURVEY OF KINSALE GARDENS HOMES 2ND SECTOR AS RECORDED IN MAP BOOK 36, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON MAP BOOK 36, PAGE 22.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2005-39380 AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

\$127,551.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

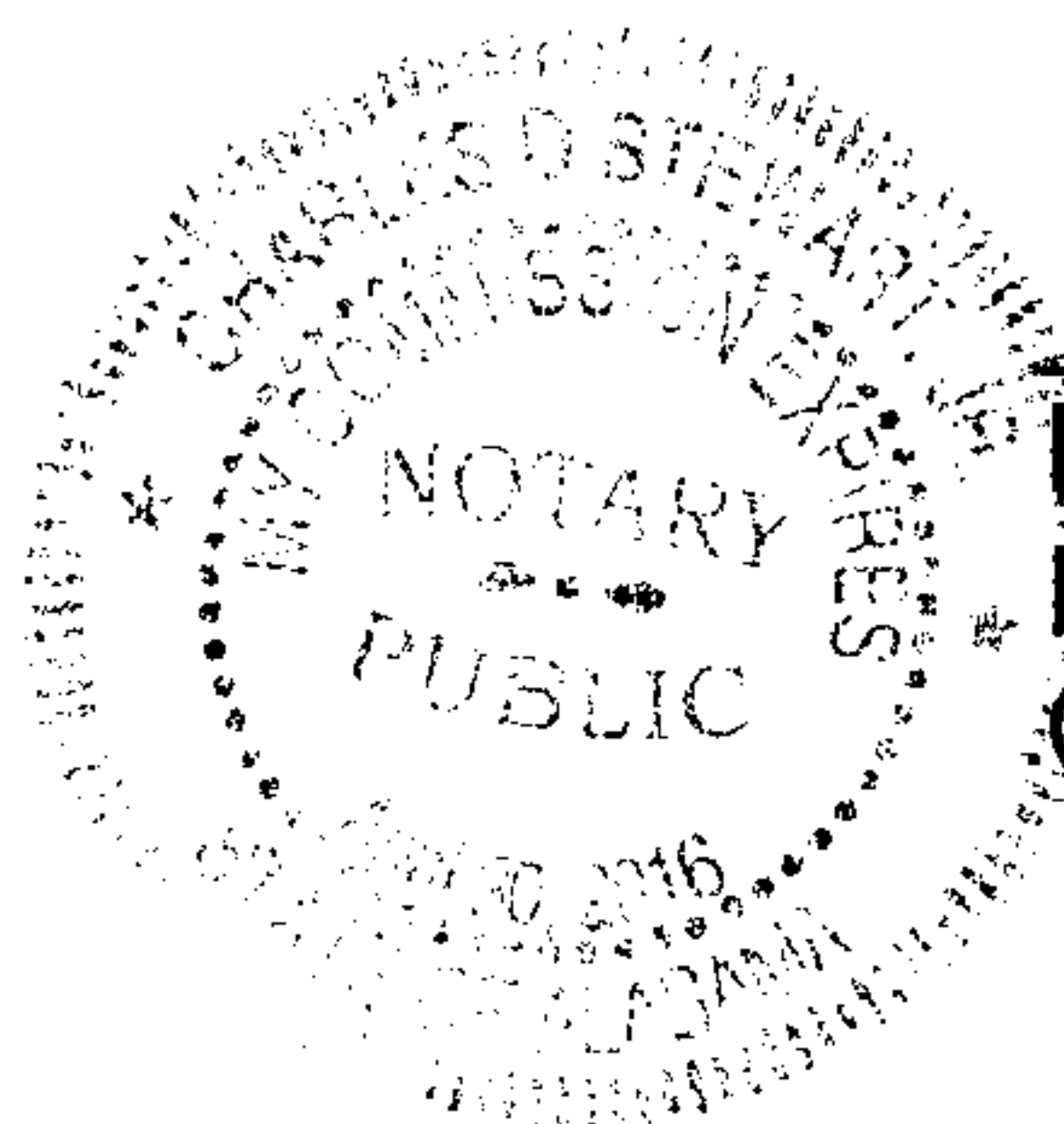
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 24th day of July, 2014.

Wendell Bender by and through Vicki Lugar
WENDELL BENDER
BY AND THROUGH VICKI LUGAR
HIS ATTORNEY IN FACT *attorney in fact*

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that VICKI LUGAR, whose name as Agent and Attorney in Fact for
WENDELL BENDER, 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 said instrument, she executed the same voluntarily in his capacity as Attorney
in Fact for WENDELL BENDER on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 2014.



Notary Public

Print Name: *Charles D. Stewart*

Commission Expires:

8-30-16

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