


Send Tax Notice to:
Saunders Bridge Homeowners Association, Inc.
2000 Morris, Ave., Suite 1300
Birmingham, AL 35203


20150216000049040 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
02/16/2015 01:06:14 PM FILED/CERT

This Corrective Quitclaim Deed replaces that certain Quitclaim Deed dated January 1, 2014 from grantor to grantee and recorded as Instrument 20140224000049270 on 02/24/2014 in the records of the Shelby County, Alabama Probate Court. This Corrective Quitclaim Deed corrects errors in the legal description in the original Quitclaim Deed.

CORRECTIVE QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **TP LAND COMPANY, LLC**, an Alabama limited liability company, hereby remises, conveys and forever QUITCLAIMS to **SAUNDERS BRIDGE HOMEOWNERS ASSOCIATION, INC.**, an Alabama not for profit corporation (hereinafter called "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Common Area "A", Map Book 38, Pages 38-B and 38-C;

Lot 8, Map Book 38, Page 38-C;

Common Area "B", Map Book 38, Page 38-D; and

Lots 9, 10, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, Map Book 38, Page 38-D;
each according to the subdivision of Saunders Bridge 1st Sector, recorded as Instrument No. 20070202000049820 in the records of the Shelby County, Alabama Probate Court.

ALSO,

Shelby County Tax ID – 04 6 23 0 000 003.013
BEG @ SW COR NW1/4 OF SE1/4 W1855 TO SE R/W TWIN PINES CONFERENCE
CENTER RD NELY780 ALG SD R/W E1201.33 S288.13 POB. 11AC SECTION 23
TWP 18S R 1E .

Shelby County Tax ID – 04 6 23 0 000 003.011
SW1/4 SW1/4 LESS ROAD ROW LESS SAUNDERS BRIDGE 1ST SECTOR MB 38 PG
38 SECTION 23 TWP 18S R 1E.

Shelby County Tax ID – 04 6 23 0 000 006.000
SE1/4 OF SW1/4 S23 T18S R1E & SW1/4 OF SE1/4 LESS SAUNDERS BRIDGE 1ST
SECTOR MB 38 PG 38. 71AC SECTION 23 TWP 18S R 1E.

Shelby County Tax ID – 04 7 26 0 000 002.000
NW1/4 S26 LESS SAUNDERS BRIDGE 1ST SECTOR MB 38 PG 38. 18AC SECTION
26 TWP 18S R 1E.

Subject to all easement, restrictions, covenants and encumbrances of record.

Grantor does hereby further assign, remise, convey and QUITCLAIM to Grantee all of Grantor's rights under that certain (A) Conservation Easement dated December 20, 2007 and recorded as Instrument No. 20071228000580850 in the records of the Shelby County, Alabama Probate Court, (B) Conservation Easement dated January 31, 2008 and recorded as Instrument No. 20080409000144260 in the records of the Shelby County, Alabama Probate Court, (C) that certain Conservation Easement dated December 30, 2009 and recorded as Instrument No. 20091230000477140 in the records of the Shelby County, Alabama Probate Court, and (D) Conservation Easement and Declaration of Restrictions and Covenants dated December 15, 2013 and recorded as Instrument No. 20131219000484650 in the records of the Shelby County, Alabama Probate Court. Grantee by accepting this Quitclaim Deed does hereby assume all obligations of Grantor under each of the above referenced conservation easements.

TO HAVE AND TO HOLD to said GRANTEE, forever.

Given under my hand and seal, this 6th day of February, 2015.

TP LAND COMPANY, LLC

By: _____

Kenneth H. Polk
Its Managing Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth H. Polk, whose name as Managing Member of TP Land Company, LLC, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 6th day of February, 2015.

Romanita Ouidor
Notary Public

My Commission Expires: 1/18/2016