

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

**Prepared by and return to:**

Hannah Groh, Esq.  
Rubin Lublin, LLC  
3740 Davinci Court, Suite 150  
Peachtree Corners, GA 30092

**Clerk, please cross reference to:**

Instrument No. 20030203000062630  
Office of Judge of Probate for Shelby County, Alabama

**QUITCLAIM DEED**

(to correct legal description)

STATE OF ALABAMA  
COUNTY OF SHELBY


KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by Grantees herein, receipt whereof is acknowledged, I or we, **REGIONS BANK SUCCESSOR BY MERGER TO REGIONS MORTGAGE, INC.**, a corporation (herein referred to as "Grantor"), has this day and by these presents does bargain, sell, remise, release, quitclaim, transfer and convey unto **RICHARD ERWIN AND ROBIN M. ERWIN**, (herein referred to as "Grantees"), (whether one or more) the following described real estate, situated in Shelby County, Alabama to wit:

**SEE ATTACHED EXIBHIT "A"**

**Subject to:**

1. Taxes for the year 2003 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

**IN WITNESS WHEREOF**, the said Grantor by its Vice President (Title), who is authorized to execute this conveyance, hereto set its signature and seal, this 20<sup>th</sup> day of January, 2015.

  
20150219000052610 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/19/2015 10:55:20 AM FILED/CERT

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REGIONS BANK SUCCESSOR BY  
MERGER TO REGIONS MORTGAGE,  
INC.

Marianne Garner Lee  
Title: Vice President



ACKNOWLEDGMENT

THE STATE OF <sup>Mississippi</sup> ~~ALABAMA~~ Forrest COUNTY 1-20-15

I, Tracey A Whisenhunt Notary Public in and for said County in said State do hereby certify that Marianne Garner Lee as Vice President of Regions Mortgage, Inc., a corporation 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 said conveyance, ~~he~~/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of January, 2015.

Tracey A Whisenhunt  
Notary Public


My Commission Expires:  
(Notary Seal)



20150219000052610 2/3 \$21.00  
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EXHIBIT "A"

COMMENCE AT THE NW CORNER OF THE SW ¼ OF THE NE ¼ OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 15 EAST AND RUN SOUTH ALONG THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 947.25 FEET TO A POINT; THENCE RUN NORTH 60 DEGREES 18 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 554.84 FEET TO A POINT; THENCE RUN NORTH 60 DEGREES 32 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 93.94 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 33 DEGREES 44 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 194.72 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 31 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 200.87 FEET TO A POINT; THENCE RUN SOUTH 0 DEGREES 01 MINUTE 36 SECONDS WEST FOR A DISTANCE OF 136.25 FEET TO A POINT; THENCE RUN SOUTH 63 DEGREES 59 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 102.24 FEET TO THE POINT OF BEGINNING.

  
20150219000052610 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
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