

[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

*****CORRECTIVE*****

STATUTORY WARRANTY DEED

(to attach legal description and notary seal)

STATE OF ALABAMA
COUNTY OF SHELBY



20150219000052620 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
02/19/2015 10:55:21 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FORTY-SEVEN THOUSAND FOUR HUNDRED AND NO/100 (\$47,000.00) DOLLARS 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"), does grant bargain, sell 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.

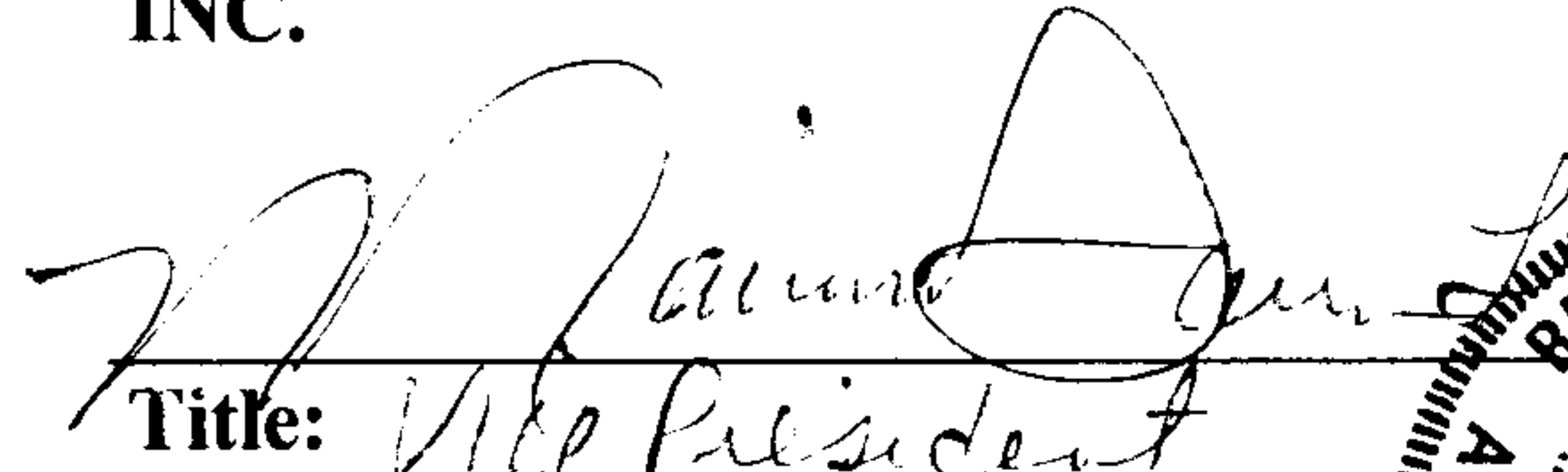
The Grantor does for itself, its successors or assigns, covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims against the Grantor.


* This deed is being recorded to attach the legal description and notary seal to the Warranty Deed recorded at Instrument No. 20030203000062630, Office of Judge of Probate Records for Shelby County, Alabama Records *

{BAC.3105/S0497319_1}1

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 20th day of January, 2015.

REGIONS BANK SUCCESSOR BY
MERGER TO REGIONS MORTGAGE,
INC.


Title: Vice President




ACKNOWLEDGMENT

THE STATE OF ~~ALABAMA~~ ^{Mississippi} Forrest COUNTY Jan 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 20th day of January, 2015.


Notary Public

My Commission Expires:
(Notary Seal)



20150219000052620 2/3 \$21.00
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EXHIBIT "A"

COMMENCE AT THE NW CORNER OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ 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 WEST FOR A DISTANCE OF 554.84 FEET TO A POINT; THENCE RUN NORTH 60 DEGREES 32 MINUTES 06 SECONDS EAST 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 200.81 FEET TO A POINT; THENCE RUN SOUTH 0 DEGREES 01 MINUTE 36 SECONDS WEST FOR A DISTANCE OF 102.24 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF RODNEY SHIFLETT, RLS # 21784.

