

20150302000062240
03/02/2015 08:14:10 AM
CORDEED 1/2

SEND TAX NOTICE TO:

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THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

Corrective deed

This deed is given to correct the complete legal description described in that certain Deed recorded in Instrument 20131125000460840

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)** which can be verified by the an Agreement between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Jennifer Sova Yawn, Personal Representative of the Estate of Ginger Headley Sova, deceased (Shelby County, Alabama Probate Case No. PR2013-000630).** whose address is 3

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **PINNACLE FUND LLC**, whose address is 305 Vineyard Town Center Ste 226 Morgan Valley CA (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, property address is 3416 Charingwood Ln Bham AL to wit:

LOT 3, BLOCK 6, ACCORDING TO THE SURVEY OF APPLECROSS AS RECORDED IN MAP BOOK 6, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALBAMA

A PORTION OF LOT 2, BLOCK 6, ACCORDING TO THE SURVEY OF APPLECROSS AS RECORDED IN MAP BOOK 6, PAGE 42A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 2, AND RUN IN A SOUTHERLY DIRECTION ALONG THE EAST BOUNDARY LINE OF LOT 2 A DISTANCE OF 15.0 FEET; THENCE TURN RIGHT AND RUN IN A WESTERLY DIRECTION TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 2 THAT IS 15 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2; THENCE TURN RIGHT AND RUN A DISTANCE OF 15.0 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE TURN RIGHT AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF LOT 2 TO THE POINT OF BEGINNING.

Subject to ad valorem taxes for the current year, and subsequent years.
 Subject to restrictions, reservations, conditions, and easement of record
 Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of the premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrator shall warranty and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of Feb, 2015

Jennifer Sova Yawn Pres.
 Jennifer Sova Yawn, Personal Representative of the Estate of Ginger Headley Sova, deceased (Shelby County, Alabama Probate Case No. PR2013-000630).

STATE OF Alabama, Hale County ss:

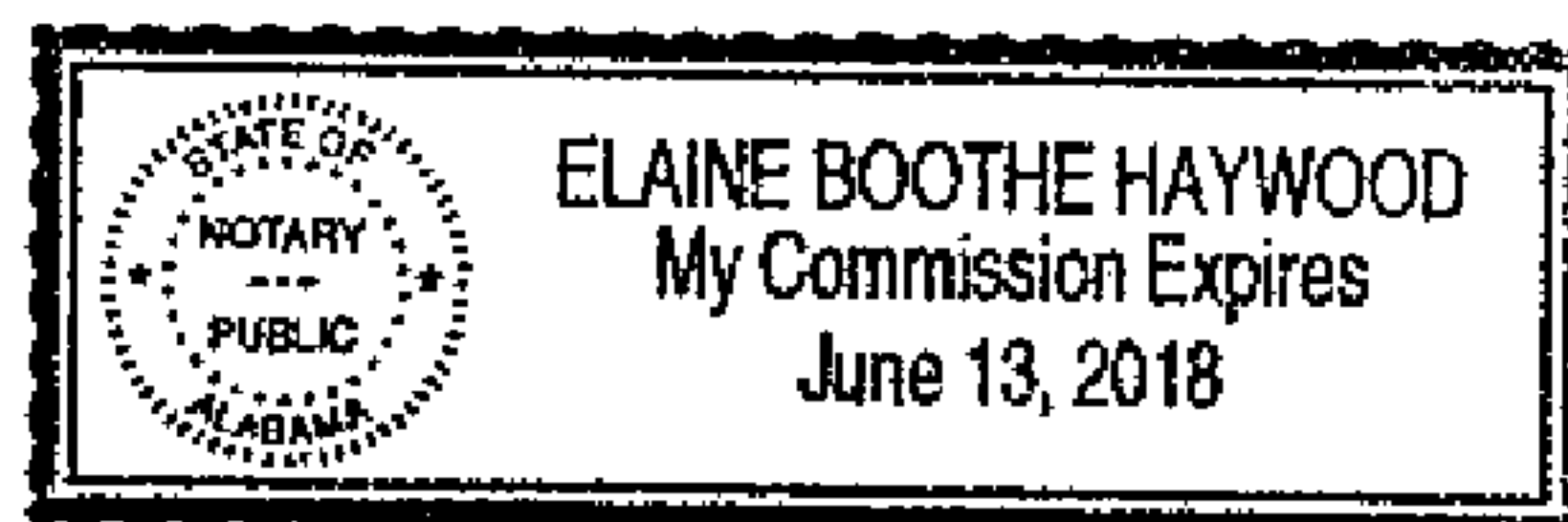
I, Elaine Boothe Haywood, a Notary Public in and for said county in said state, hereby certify that I, The Undersigned, a notary for said County and in said State, hereby certify that **Jennifer Sova Yawn, Personal Representative of the Estate of Ginger Headley Sova, deceased (Shelby County, Alabama Probate Case No. PR2013-000630).**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she in her capacity as Personal Representative executed the same voluntarily and with full authority on the day the same bears date.

WITNESS my hand and official seal in the county and state aforesaid this the 18 day of February, 2015.

My Commission Expires:

June 13, 2018
 Notary Public

(SEAL)



Elaine Boothe Haywood



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/02/2015 08:14:10 AM
 \$18.00 CHERRY
 20150302000062240

J. Fuhrmeister