

THIS WARRANTY DEED IS BEING RECORDED AS CORRECTIVE TO REPLACE THAT CERTAIN WARRANTY DEED RECORDED IN INST. NO. 20150309000071730 SHELBY, COUNTY ALABAMA, TO CORRECT THE SPELLING OF THE LAST NAME FOR THE GRANTEE.

Send tax notice to:  
LYNN W. MCMILLAN  
3124 SUNNY MEADOWS LANE  
BIRMINGHAM, ALABAMA 35242

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

2015113

CORRECTIVE  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JAMES B. ROSE AND SANDRA R. ROSE HUSBAND AND WIFE whose mailing address is: PO BOX 206, HARPERSVILLE, AL 35078 (hereinafter referred to as "Grantors") by LYNN W. MCMILLAN whose mailing address is: 3124 SUNNY MEADOWS LANE, BIRMINGHAM, ALABAMA, 35242 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 24, IN BLOCK 4, ACCORDING TO THE SURVEY OF SUNNY MEADOWS, AS RECORDED IN MAP BOOK 8, PAGE 18 A, B AND C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA..**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. EASEMENTS AND BUILDING LINES AS SHOWN ON THE RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGE RELATING THERETO AND ANY DAMAGES RELATING TO THE EXCERISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.
4. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 36, PAGE 881,
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 326, PAGE 126.
6. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN MISC. BOOK 37, PAGE 22, AND COVENANTS PERTAINING THERETO RECORDED IN MISC. BOOK 37, PAGE 21.

\$0.00 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 Grantees, 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 25th day of February, 2015.

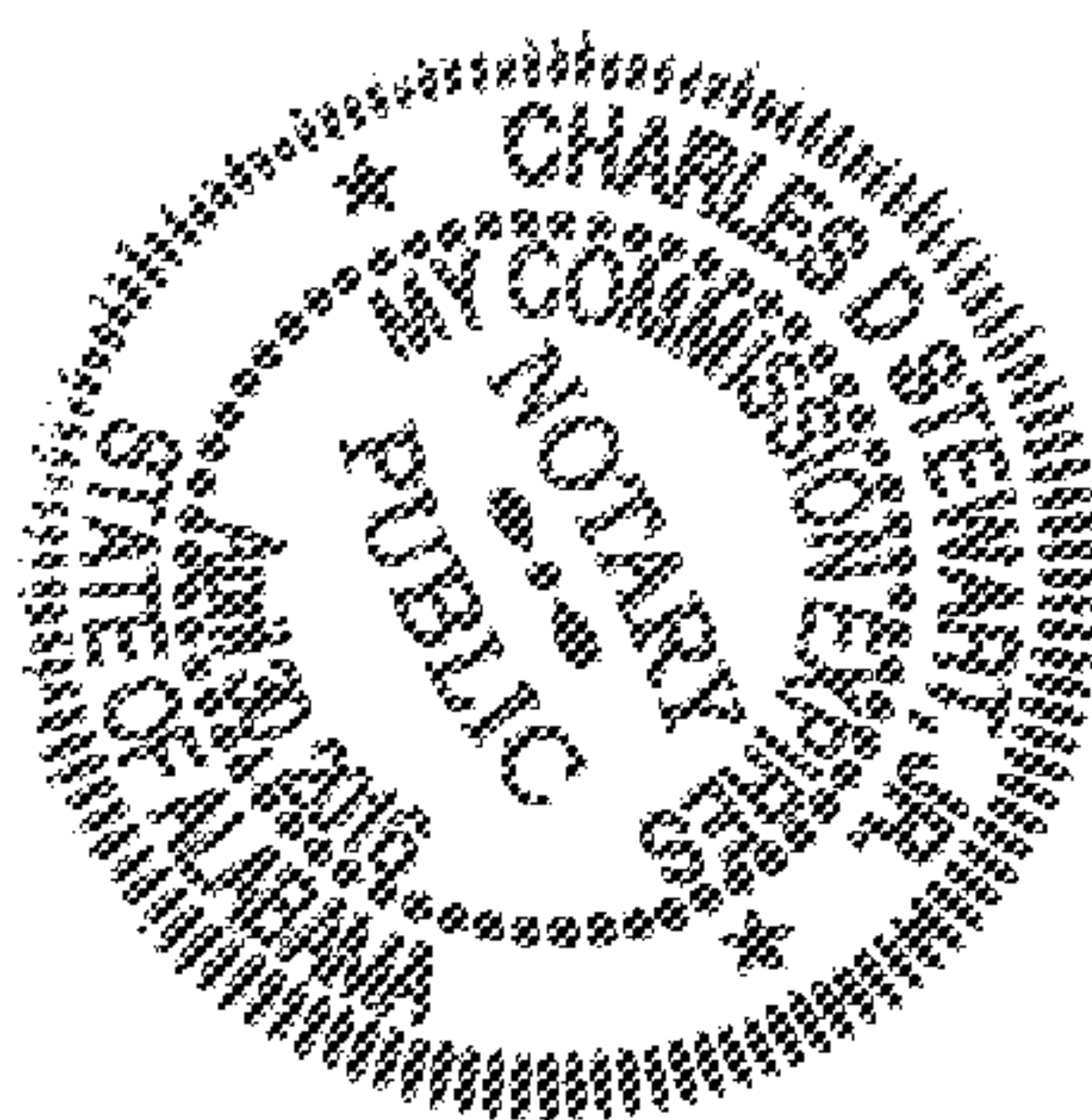
*James B. Rose*  
JAMES B. ROSE

*Sandra R. Rose*  
SANDRA R. ROSE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES B. ROSE and SANDRA R. ROSE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of February, 2015.



*Charles D. Stewart*  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 2-20-16



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/28/2015 09:24:28 AM  
\$18.00 CHERRY  
20150728000256980

*J. Fuhrmeister*