

20151007000351100

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

10/07/2015 08:10:19 AM
CORDEED 1/3

Send Tax Notice to:
Propst Fultondale, LLC
305 Church Street, Suite 715
Huntsville, AL 35801

This deed is being prepared to correct that Statutory Warranty Deed recorded 7/13/2011 in Instrument #20110713000204160, in that the Grantee's name was stated incorrectly as Propst Fultondale Properties, LLC. The correct legal entity is Propst Fultondale, LLC.

STATE OF ALABAMA)

COUNTY OF SHELBY)

CORRECTIVE DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **REGIONS BANK**, an Alabama banking corporation, by Wade Parker, Senior Vice President (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **PROPST FULTONDALE, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 439, according to the Final Plat of Stoneykirk at Ballantrae, Phase 2, as recorded in Map Book 32, Page 105, in the Probate Office of Shelby County, Alabama.


Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

Grantor makes no representation or warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

And Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 25 day of September, 2015.



REGIONS BANK
By Wade Parker, Senior Vice President

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wade Parker, Senior Vice President of REGIONS BANK, 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 the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of September, 2015.



NOTARY PUBLIC
My commission expires: ~~SEP~~ COMMISSION EXPIRES MARCH 23, 2016

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name REGIONS BANK

Grantee's Name PROPST FULTONDALE, LLC

Mailing Address LOT 1085 STONEYKIRK ROAD
PELHAM, AL 35124

Mailing Address 305 CHURCH STREET, STE. 715
HUNTSVILLE, AL 35801

Property Address LOT 1085 STONEYKIRK ROAD
PELHAM, AL 35124

Date of Sale October 2, 2015

20151007000351100 10/07/2015
08:10:19 AM CORDEED 3/3

Total Purchase Price \$NO TAX - CORRECTIVE

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date October 2, 2015

Print Malcolm S. McLeod

☐ Unattested

Judith L. Bryant
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/07/2015 08:10:19 AM
\$21.00 CHERRY
20151007000351100

My Commission Expires

[Signature]

March 8th, 2018