

20160916000339500  
09/16/2016 02:30:06 PM  
CORDEED 1/3

**This Corrective Warranty Deed corrects that Warranty Deed recorded on July 29, 2016, in Instrument 20160729000266170 in the Probate Office of Shelby County, Alabama, by correcting the legal description.**

THIS INSTRUMENT PREPARED BY:  
Richard W. Theibert, Esq.  
2125 Morris Avenue  
Birmingham, AL 35203

Property Address: See Exhibit "A"  
Date of Original Conveyance: 7/28/16  
Consideration: \$10,000.00  
Documentary Evidence: See deed below

SEND TAX NOTICE TO:  
Regional Investments, Inc.  
P.O. Box 817  
Helena, AL 35080

**CORRECTIVE  
WARRANTY DEED**

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STATE OF ALABAMA       )  
                                  :  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred and No/100 Dollars (\$100.00) and other good and valuable consideration to Magnolia Management Group, Inc., a corporation (the "Grantor"), whose address is 3491 Helena Road, Helena, AL 35080, in hand paid by Regional Investments, Inc. (the "Grantee"), whose address is P.O. Box 817, Helena, AL 35080, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to wit:

**See attached Exhibit "A"**

**SUBJECT TO:**

1. Taxes for the year 2016 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any;
3. Mineral and mining rights, if any; and
4. Easement as shown on recorded plat.

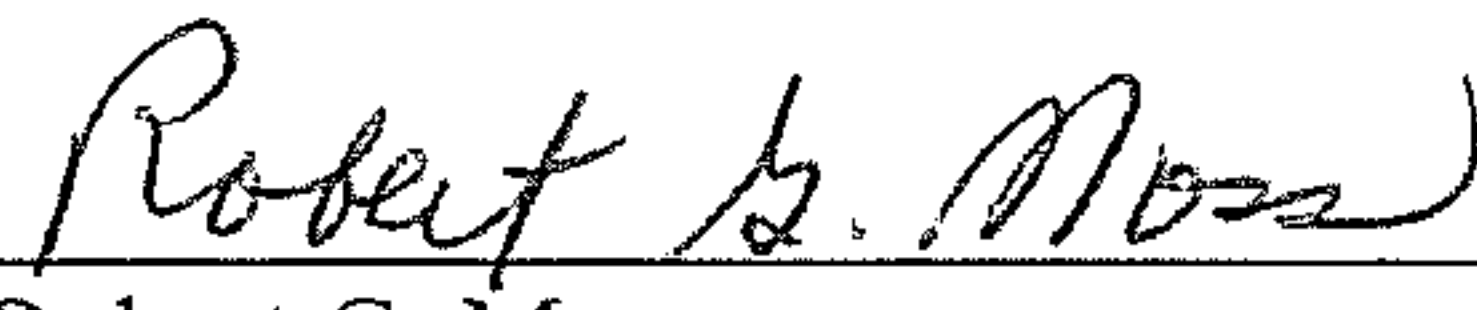
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**TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.**

And 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 unless otherwise noted 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 Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned representative of the Grantor has hereto set his signature and the seal of said company this 19 day of August, 2016.

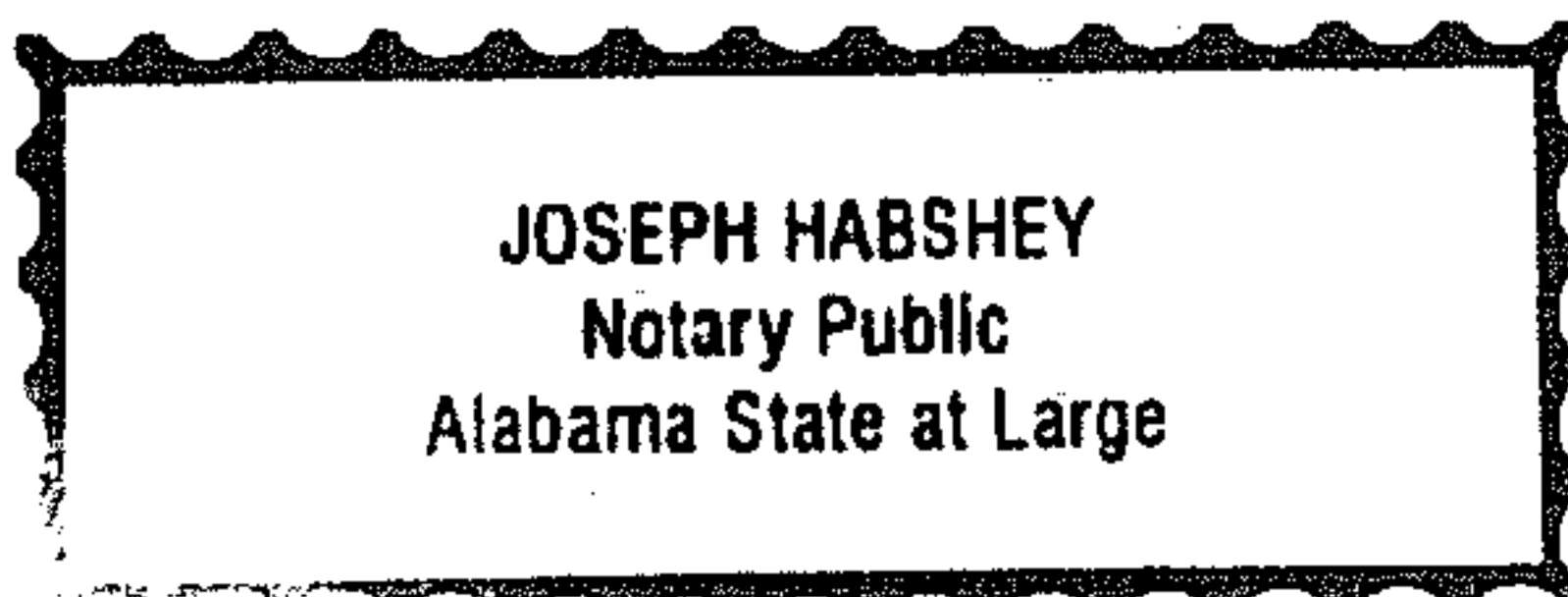
Magnolia Management Group, Inc.

  
By: Robert G. Moss  
Its: President

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Robert G. Moss, whose name as President of Magnolia Management Group, Inc., an Alabama domestic corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 19 day of August, 2016.



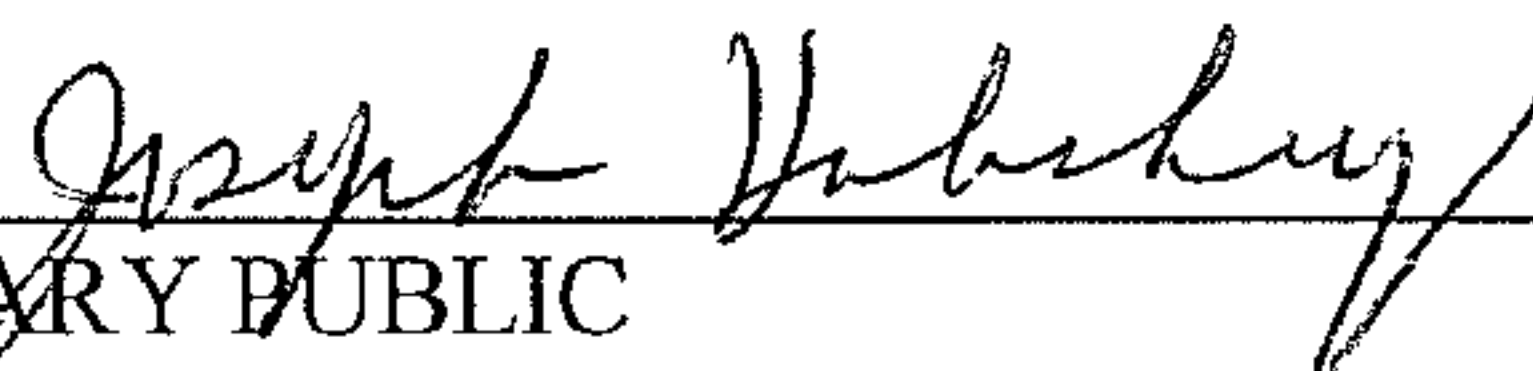
  
NOTARY PUBLIC  
My commission expires:

EXHIBIT "A"

A parcel of land situated in Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the SW corner of said Section 15; thence run North along the West section line 3707.30 feet; thence turn right 108 deg. 58 min. 39 sec. and run Southeast 1250.25 feet to a point on the North bank of Buck Creek and the Point of Beginning; thence turn left 100 deg. 50 min. 53 sec. and run North 269.45 feet to the South side of a 20 foot paved alley; thence turn right 90 deg. 00 min. 00 sec. and run East along said alley 278.15 feet to a point on the West right of way of Alabama Highway No. 261; thence turn right 97 deg. 03 min. 04 sec. and run South along said right of way 317.68 feet to the North bank of Buck Creek; thence run West along the North side of said creek 243.50 feet, more or less to the point of beginning.

All being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/16/2016 02:30:06 PM  
\$22.00 DEBBIE  
20160916000339500

A handwritten signature in dark ink, appearing to read "James W. Fuhrmeister", is written over the official text.