

THIS INSTRUMENT PREPARED BY:

Jeremy L. Retherford
BALCH & BINGHAM LLP
1901 Sixth Avenue North, Suite 1500
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Mechem, LLC
2860 Vestavia Forest Drive
Birmingham, AL 35216

**DEED IN CORRECTION OF THAT CERTAIN WARRANTY DEED RECORDED
AT INSTRUMENT 20150708000229270 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA** *Correcting Grantee Name*

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

)

This Corrective Deed is executed to correct a mutual mistake and scrivener's error in the Warranty Deed from Margaret C. Dawson, an unmarried woman, to Nogal, LLC, an Alabama limited liability company, dated July 2, 2015, and recorded July 8, 2015 at Instrument 20150708000229270 in the Probate office of Shelby County, Alabama by which the real property described in Exhibit A was to be conveyed to Grantee (the "Subject Property").

WHEREAS, the July 8, 2015, Warranty Deed named Nogal, LLC as the Grantee. However, Nogal, LLC had previously been merged into Mechem, LLC, a Colorado limited liability company. As a result, the proper Grantee should have been Mechem, LLC.

WHEREAS, it was the intention of the Grantor to convey the Subject Property using the proper Grantee set forth below to the Grantee;

THAT FOR AND IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to **MARGARET C. DAWSON**, (the "Grantor") by **MECHEM, LLC** ("Grantee"), the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the real estate situated in Shelby County, Alabama and more particularly described in **Exhibit "A"** together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD to the Grantee and Grantee's heirs, successors and assigns forever;

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this **18th** day of **October, 2016**.

[signature page follows]

MCD

GRANTOR:

Margaret C. Dawson
Margaret C. Dawson

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Margaret C. Dawson 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 the instrument, she, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 18th day of **October, 2016**.

Spaci Vandenburg Gray
Notary Public

My commission expires: 09-29-18

[NOTARIAL SEAL]


20161114000419050 2/3 \$22.00
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Exhibit A

Legal Description

Part of the SE ¼ of the NE ¼ of Section 19, and part of the SW ¼ of the NW ¼ of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of the said 1/4-1/4 section and run thence westwardly along the south line thereof a distance of 111.10 feet; thence turn 74°-13'-30" right and run northwestwardly 60.77 feet to a point on the center line of a 30 foot wide private road easement, said point being the point of beginning of the property herein described; thence continue northwestwardly along last described course 306.05 feet; thence turn 65°-42'-30" right and run northeastwardly 110.09 feet; thence turn 25°-11'-30" right and run northeastwardly 169.90 feet; thence turn 108°-57'30" right and run southwardly 305.13 feet to a point on the center line of said private road easement; thence turn 45°-10'-30" right and run southwestwardly along said center line 61.46 feet; thence turn 07°-06' right and continue southwestwardly 116.51 feet to the point of beginning.

Contains 1.52 acres, more or less.

Subject to all restrictions, easements and exceptions of record.


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