  
20161207000446250 1/6 \$31.00  
Shelby Cnty Judge of Probate, AL  
12/07/2016 09:00:51 AM FILED/CERT

## **CORRECTION DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

This Correction Deed ("Correction Deed") is entered into by and between **SWF BIRMINGHAM, LLC**, a Delaware limited liability company (the "Grantor"), with a mailing address of c/o The Molpus Woodlands Group, LLC, 654 N. State Street, Jackson, MS 39202, and **HIGHWAY 13, LLC**, an Alabama limited liability company (the "Grantee"), to be effective as of August 17, 2015.

### **RECITALS**

- a. By Statutory Warranty Deed ("Original Deed") dated effective August 17, 2015, and recorded August 20, 2015, as Instrument Number 20150820000290110 of the records of the Judge of Probate of Shelby County, Alabama, Grantor conveyed to Grantee certain lands situated in Shelby County, Alabama.
- b. A scrivener's error is contained in the legal description of the Original Deed.
- c. Grantor and Grantee now desire to execute and deliver this Correction Deed in order to correct and clarify the legal description.
- d. All recording references in this Correction Deed are to the records appearing in the Office of the Judge of Probate of Shelby County, Alabama.

### **CORRECTION AMENDMENT**

Now therefore, know all by these presents that for and in consideration of the premises, Grantor and Grantee hereby adopt and incorporate the recitals set forth above and do further agree as follows:

1. Grantor and Grantee hereby amend, reform and correct the legal description in the Original Deed to read as set forth in the attached Exhibit "A" incorporated herein by reference.
2. As amended, reformed and corrected, the Original Deed remains in full force and effect.
3. This Correction Deed may be executed in multiple original counterparts, all of which shall be deemed originals and with the same effect as if all parties hereto had signed the

same document. All such counterparts shall be construed together and shall constitute one and the same instrument.

[SIGNATURE PAGES FOLLOW]



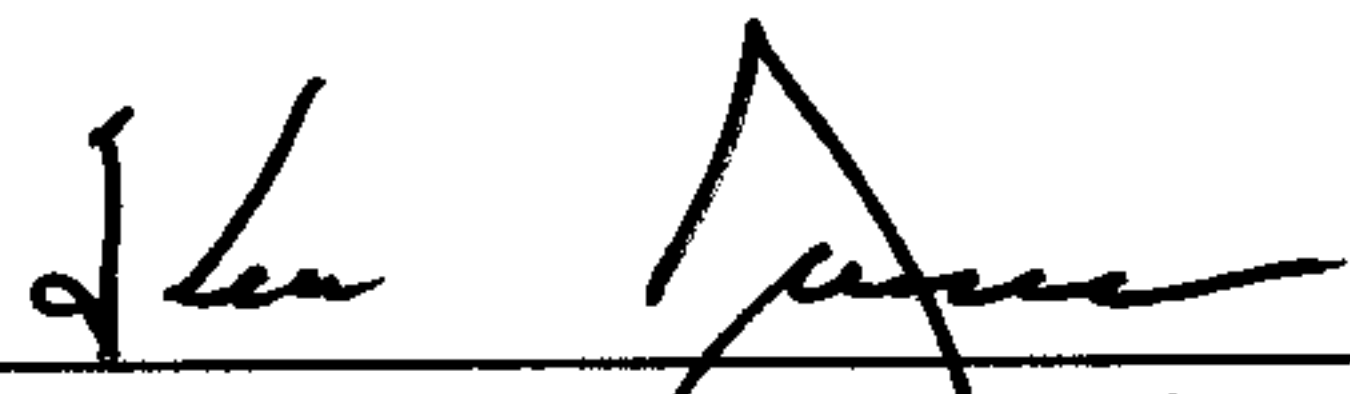
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**GRANTOR:**

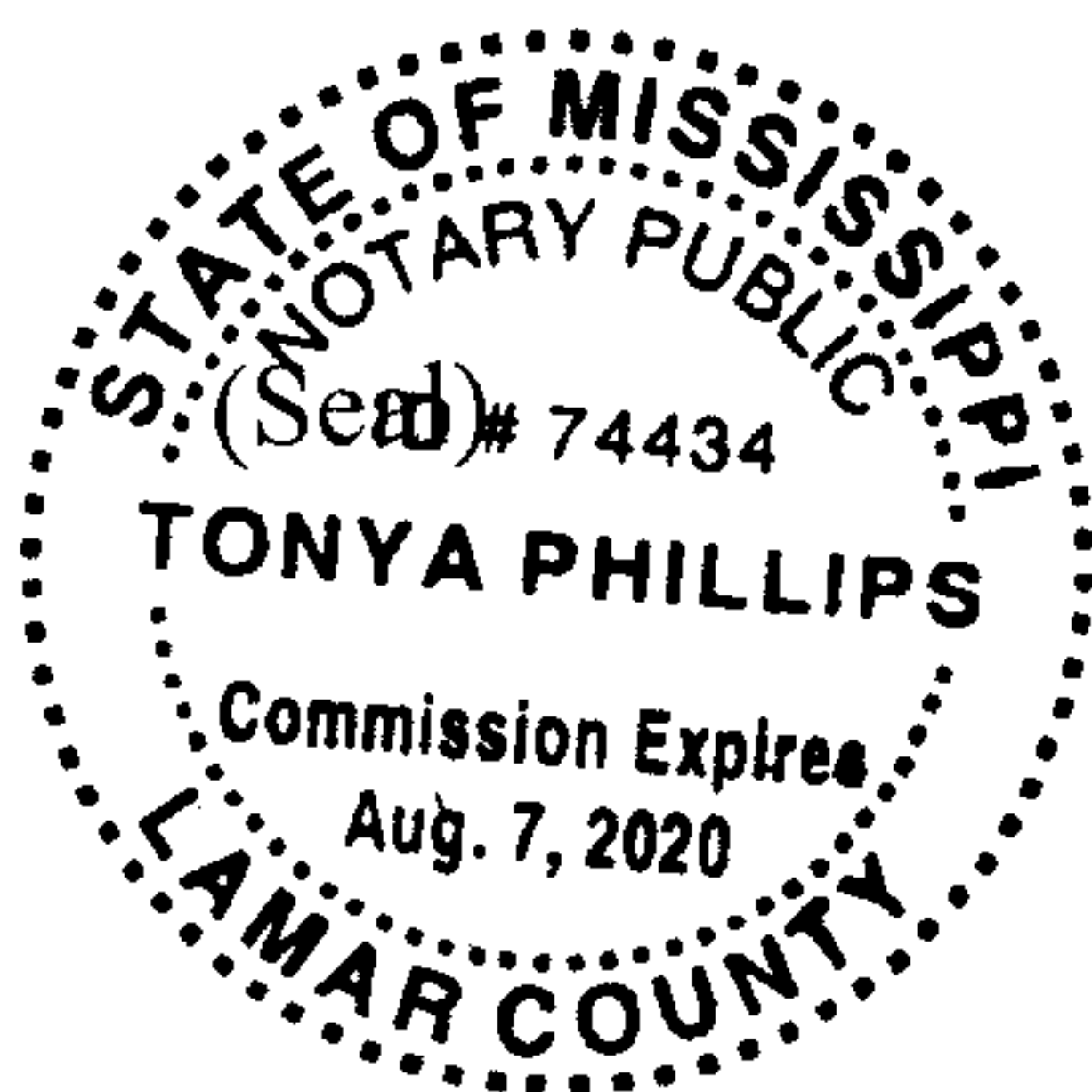
**SWF BIRMINGHAM, LLC,**  
a Delaware limited liability company

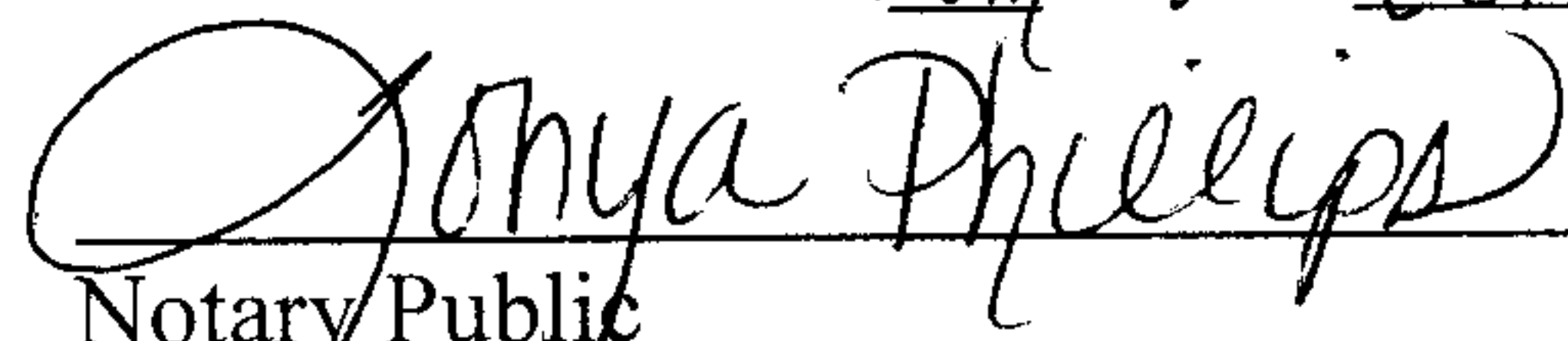
By:   
Ken Sewell, Chief Operating Officer of  
The Molpus Woodlands Group, LLC,  
its Authorized Agent and Property Manager

STATE OF Mississippi  
COUNTY OF Forrest

I, Tonya Phillips, a Notary Public in and for said County in said State, hereby certify that Ken Sewell whose name as Chief Operating Officer of The Molpus Woodlands Group, LLC, the Authorized Agent and Property Manager of SWF Birmingham, LLC, a Delaware limited liability company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company, after having taken an oath.

Given under my hand and official seal on this the 28th day of October, 2016.



  
Notary Public  
Commission Expires: 8.7.2020

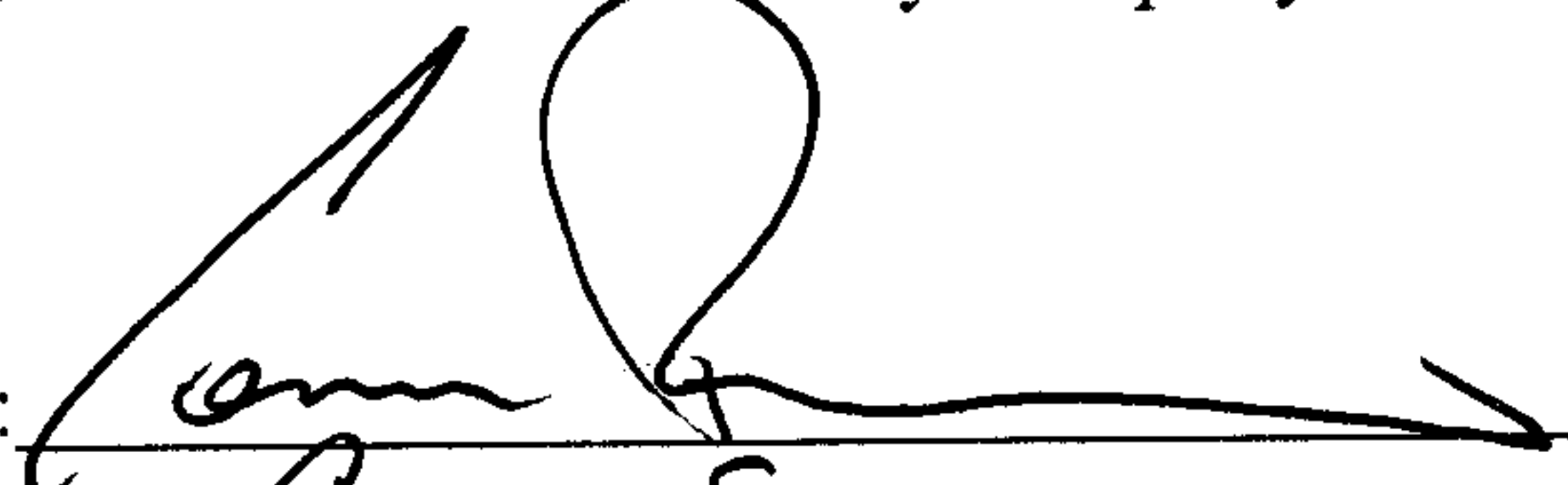
[ADDITIONAL SIGNATURE PAGE FOLLOWS]



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GRANTEE:

**HIGHWAY 13, LLC,**  
an Alabama limited liability company

By:   
Name: Connor Farmer  
Title: Member

STATE OF ALABAMA  
COUNTY OF SHELBY

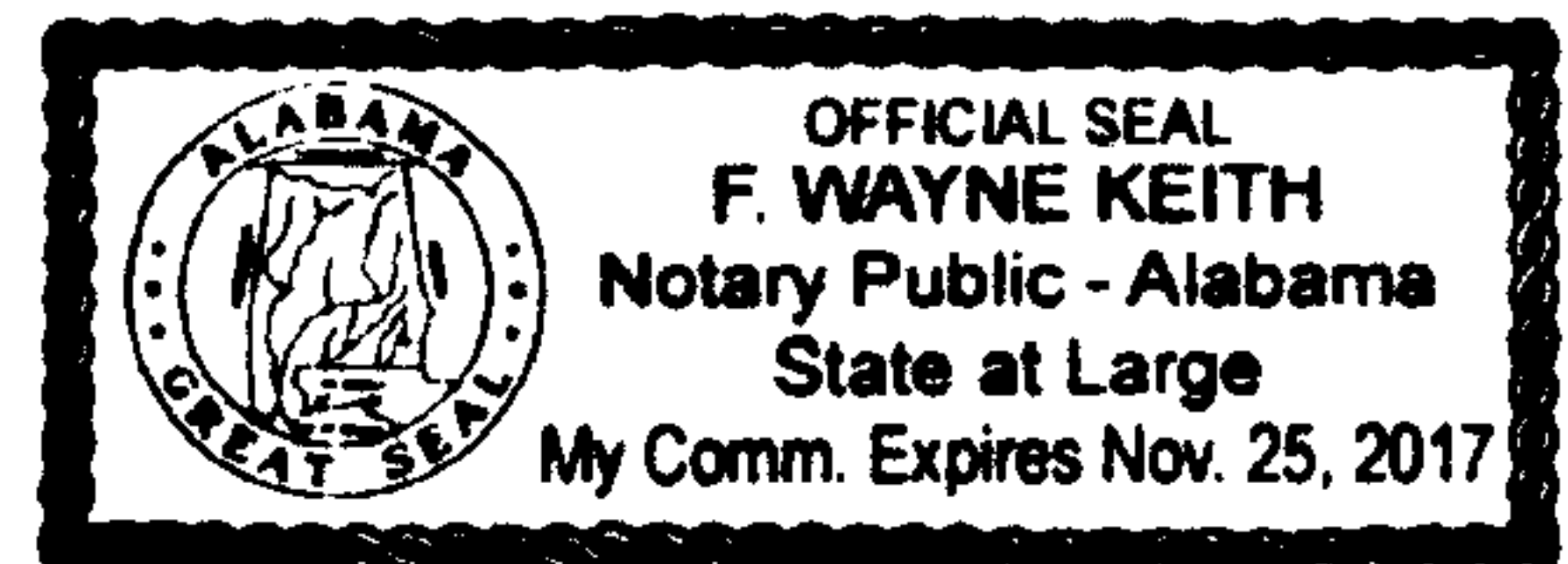
I, F Wayne Keith, a Notary Public in and for said County in said State, hereby certify that Connor Farmer whose name as Member of Highway 13, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company, after having taken an oath.

Given under my hand and official seal on this the 5th day of December, 2016.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 11/25/17

(Seal)

INSTRUMENT PREPARED BY:  
Ashley S. Harris  
Adams and Reese LLP  
11 N. Water St. Ste 23200  
Mobile, Alabama 36602  
(251) 433-3234



**EXHIBIT A**  
**Description of the Property**

**Shelby County, Alabama**

Township 21 South, Range 4 West



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- Section 16: Begin at the Northwest corner of Lot 3B, Resurvey of Lot 3A of a Resurvey of Lots 2 & 3 of Cahaba River Getaways, as recorded in Map Book 32, Page 57 in the Probate Office of Shelby County, Alabama (the Northwest corner of said Section 16) and run Easterly along the North line of said lot for a distance of 128.77 feet, thence turn an interior angle left of  $66^{\circ} 57' 36''$  and run Southwesterly for a distance of 30.29 feet to the beginning of a curve to the left with a radius of 200.00 feet, a central angle of  $19^{\circ} 56' 47''$  and a chord length of 69.28 feet, thence continue in a Southwesterly direction along the arc of said curve for a distance of 69.63 feet, thence continue Southwesterly along tangent extended from said curve for a distance of 211.66 feet to the beginning of a curve to the right with a radius of 200.00 feet, a central angle of  $46^{\circ} 15' 29''$  and a chord length of 157.12 feet, thence continue in a Southwesterly direction along the arc of said curve for a distance of 161.47 feet, thence continue Southwesterly along tangent extended from said curve for a distance of 17.98 feet to a point on the West line of said Lot, thence turn an interior angle left of  $50^{\circ} 11' 41''$  and run Northerly along said Lot line for a distance of 459.42 feet to the Point Of Beginning.
- Section 17: the North-East Quarter; the West half of the North-West quarter; the South-West quarter lying and being East of the Cahaba River; the North-East quarter of the South-East quarter
- Section 20: All that part of the North half lying and being North of the Cahaba River

### Real Estate Sales Validation Form

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

Grantor's Name: SWF Birmingham LLC

Mailing Address : 654 N State Street  
Jackson, MS 39202

Grantee's Name: Highway 13, LLC

Mailing Address: 120 Bishop Circle  
Pelham, AL 35124

Property Address: parcel in Section 16

Date of Transfer: December 5, 2016

Total Value: \$5,000.00



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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

X

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.

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: December 5, 2106

x Sign

verified by F. Wayne Keith

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