

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, Alabama 35124

SEND TAX NOTICE TO:
3391 Pelham Parkway Property, LLC
2566 Shallowford Rd, Suite 104
Atlanta, GA 30345

**CORRECTIVE
QUITCLAIM DEED**

**20170424000140090
04/24/2017 03:25:29 PM
CORDEED 1/3**

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Dollar (\$1.00) and Other Good and Valuable Consideration** in hand paid by **3391 Pelham Parkway Property, LLC** (hereinafter referred to as "GRANTEES") to **Seguros Universal, Inc.** (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said **3391 Pelham Parkway Property, LLC**, the following described real estate in **Shelby County, Alabama**, to wit:

A Parcel of land located in the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of said Section 24, thence East along the South line of said Section 24 a distance of 973.96 feet to the Easterly right of way of U.S. Highway #31; thence left 106 degrees, 40 minutes, 38 seconds in a Northerly direction along said right of way a distance of 450.54 feet to the POINT OF BEGINNING; thence continue Northerly along last course a distance of 79.84 feet; thence right 106 degrees, 51 minutes, 04 seconds in an Easterly direction leaving right of way a distance of 110.68 feet; thence right 74 degrees, 21 minutes, 10 seconds in a Southerly direction a distance of 80.15 feet to the Northerly right of way of Oliver Street; thence right 106 degrees, 03 minutes, 01 seconds in a Westerly direction along said right of way a distance of 109.16 feet to the POINT OF BEGINNING.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year **2017** which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

This Instrument is intended to correct the legal description within that certain Quitclaim Deed recorded at Instrument #20130315000107520, within the Probate Office of Shelby County, Alabama, said Deed having contained a defective acknowledgment.

TO HAVE AND TO HOLD, to the said 3391 Pelham Parkway Property, LLC, and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 24th day of April, 2017.

Seguros Universal, Inc.

[Signature]
By: VICTOR SOTO
Its: President

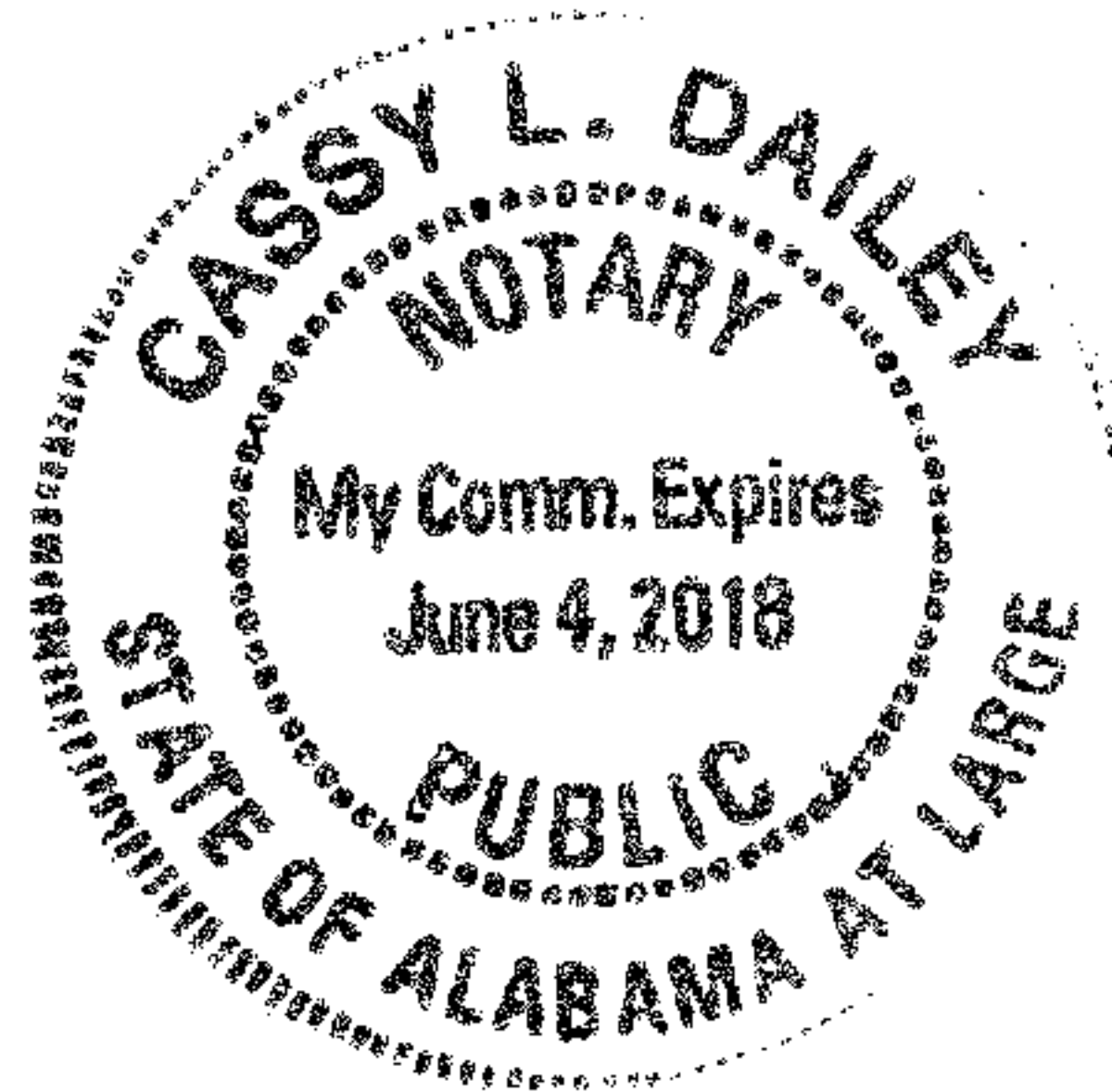
STATE OF Alabama §
Shelby COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Victor Soto, whose name(s) is signed to the foregoing conveyance as the President of Seguros Universal, Inc., and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she, 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.

Given under my hand and official seal this 24th day of April, 2017.

[Signature]

Notary Public
Commission expires: 6/4/18



Real Estate Sales Validation Form

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

Grantor's Name Seguros Universal, Inc.
Mailing Address 2566 Shallowford Rd, Suite 104
Atlanta, GA 30345

Grantee's Name 3391 Pelham Parkway Property, LLC
Mailing Address 2566 Shallowford Rd, Suite 104
Atlanta, GA 30345

Property Address 3391 Pelham Pkwy
Pelham, Alabama 35124

Date of Sale 4/24/17
Total Purchase Price \$

or
Actual Value \$ 200,000.00

or
Assessor's Market Value \$

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CORDEED 3/3

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 EXEMPT AS CORRECTIVE INSTRUMENT

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 4/24/17

Print Sandy F Johnson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/24/2017 03:25:29 PM
\$22.00 CHERRY
20170424000140090

[Signature]



Form RT-1