

20180416000126280  
04/16/2018 11:24:37 AM  
CORDEED 1/3

No title search has been performed and no survey obtained on the property the subject of this Deed and no opinion as to title or matters of survey have been given.

This instrument was prepared by:  
Bruce L. Gordon (GOR004)  
Gordon, Dana & Gilmore, LLC  
600 University Park Place, Suite 100  
Birmingham, Alabama 35209

Send Tax Notice to:  
Julie Bland  
1315 Lake Forest Circle  
Birmingham, Alabama

**CORRECTIVE STATUTORY WARRANTY DEED**

**This Corrective Statutory Warranty Deed is being recorded to correct the legal description of the Statutory Warranty Deed recorded as Instrument 20180404000111400 with the Office of the Judge of Probate of Shelby County, Alabama.**

STATE OF ALABAMA            )  
  )     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY         )

That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned **TROY H. BLAND**, a single man, and **JULIE BLAND**, a single woman, ("Grantors"), in hand paid by Julie Bland ("Grantee"), the receipt of which is hereby acknowledged and pursuant to a Final Judgment of Divorce entered in the Circuit Court of Shelby County, Alabama, in Case Number DR-2016-900103, styled Troy Bland, Plaintiff v. Julie Bland, Defendant, the said Grantors do by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE THE ATTACHED "EXHIBIT A" FOR PARCEL I and PARCEL II.**

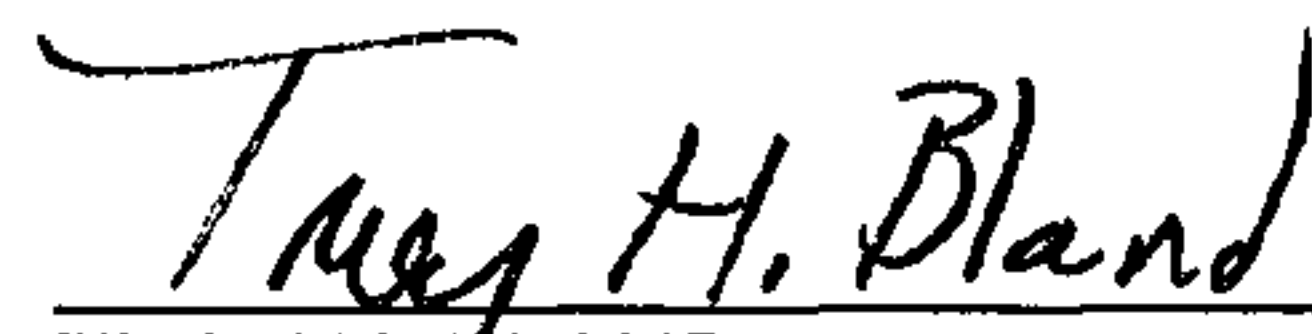
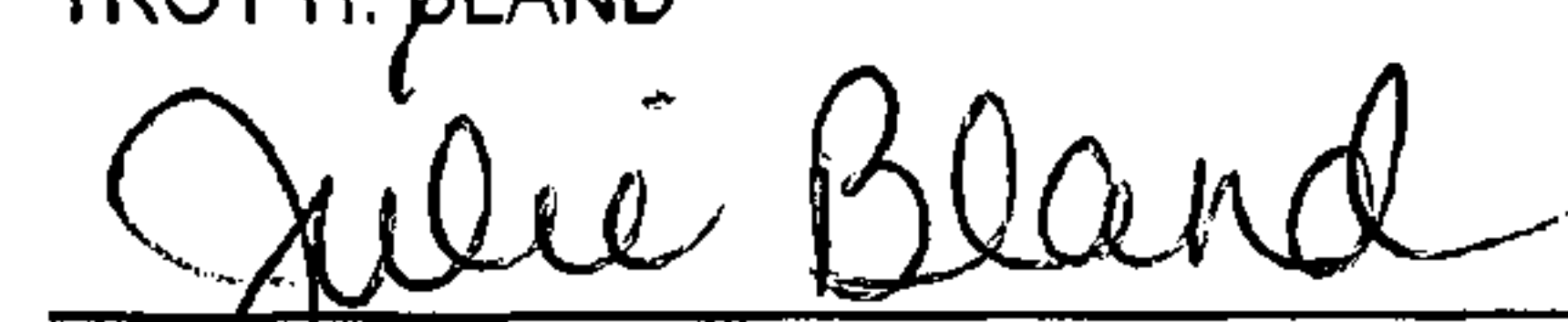
Subject to:

1. Taxes for the year 2018 and subsequent years.
2. All mortgages, liens, encumbrances, easements, rights-of-way, covenants and restrictions of record.

Julie Bland and Julie A. Hartwig are one and the same person.

And subject to the foregoing, Grantors will warrant and forever defend the right and title to the said bargained premises against the claims of all persons owning, holding, or claiming by, through, or under Grantors, which claims are based upon matters occurring subsequent to Grantors' acquisition of the bargained premises, and prior to the date of delivery of this deed.

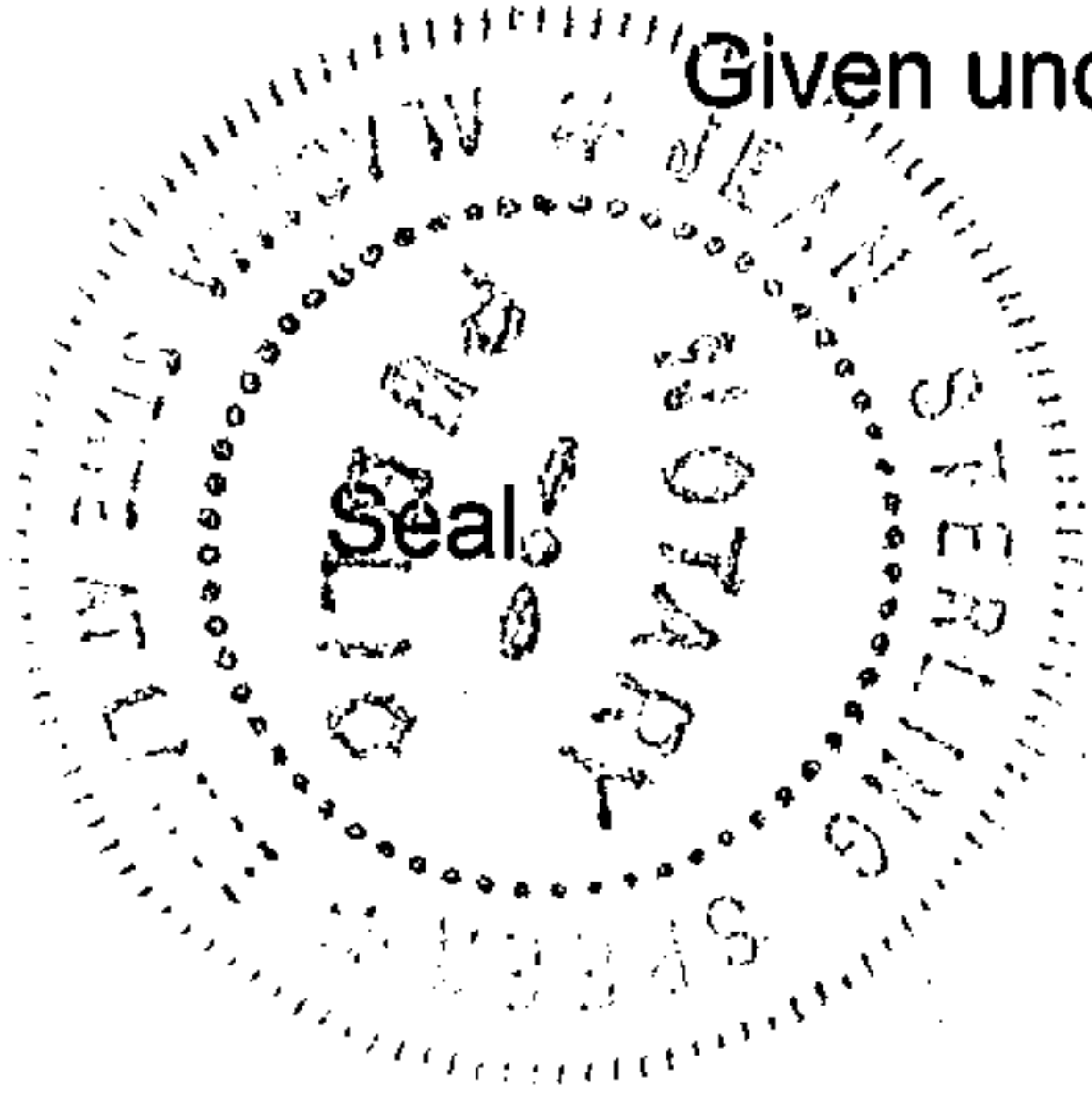
6<sup>th</sup> **IN WITNESS WHEREOF**, the said Grantors have hereto set their signatures and seals, this the day of April, 2018.

  
\_\_\_\_\_  
TROY H. BLAND  
  
\_\_\_\_\_  
JULIE BLAND

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that TROY BLAND, whose 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 conveyance, he executed the same voluntarily.

Given under my hand and official seal, this the 6th day of April, 2018.

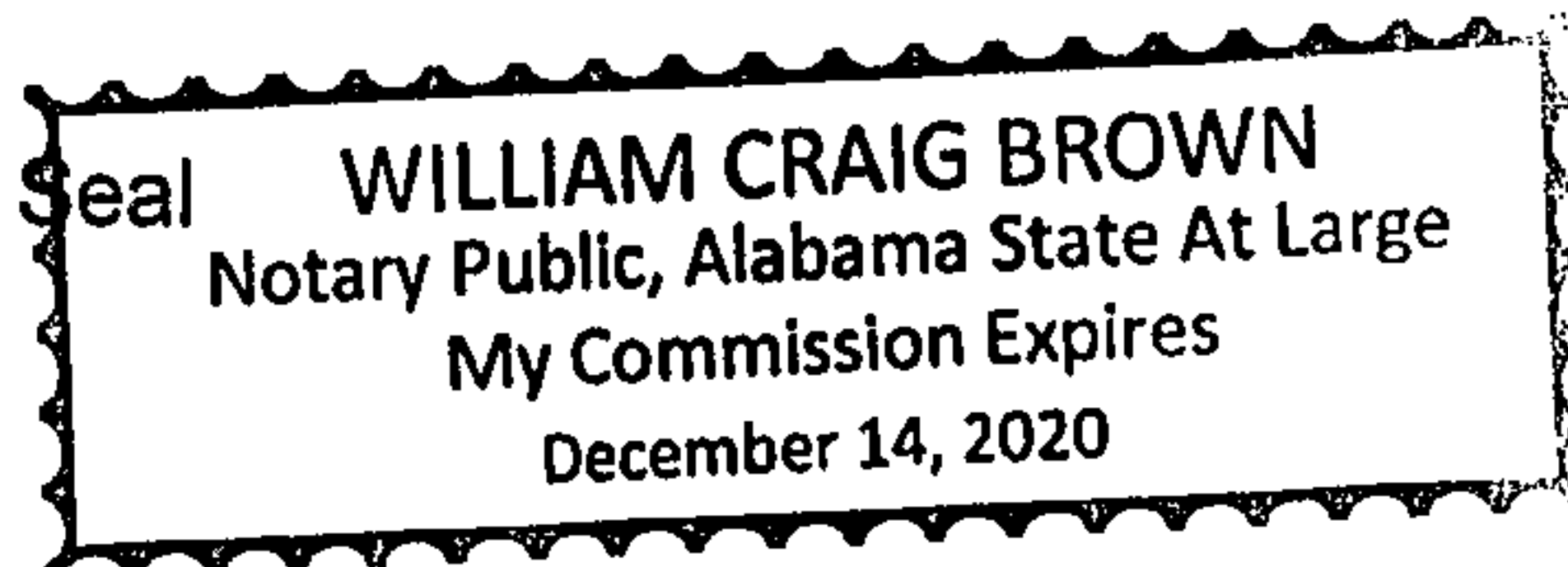


Sterling Speer  
Notary Public  
My Commission Expires: 12-15-2021

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JULIE BLAND, whose 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 conveyance, she executed the same voluntarily.

Given under my hand and official seal, this the 6th day of April, 2018.



William Craig Brown  
Notary Public  
My Commission Expires: 12/14/2020

[Signature]

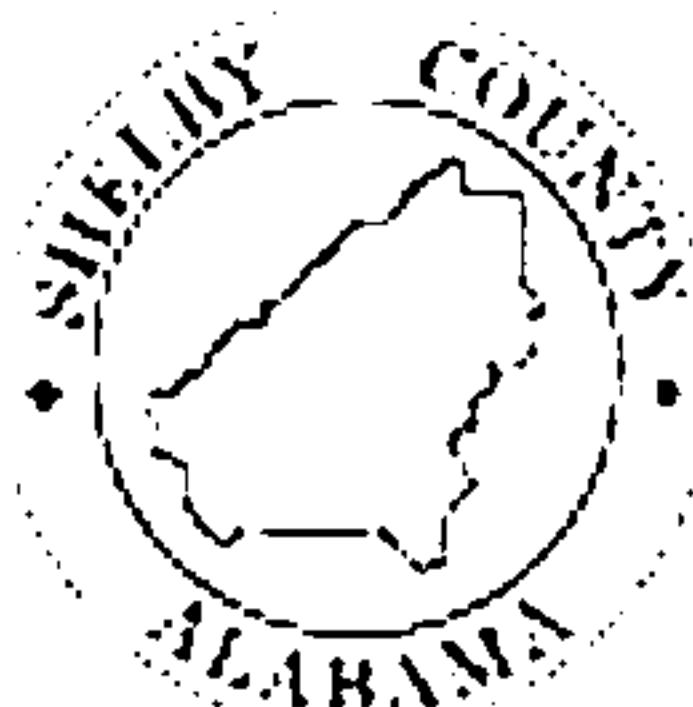
EXHIBIT A TO CORRECTIVE STATUTORY WARRANTY DEED FROM TROY H. BLAND AND JULIE  
BLAND TO JULIE BLAND

Parcel 1

Lot 13, according to the Survey of Third Addition Riverchase Country Club Residential Subdivision, as recorded in Map Book 7, page 53 in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II

Lot 14, according to the Survey of Third Addition Riverchase Country Club Residential Subdivision, as recorded in Map Book 7, page 53 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/16/2018 11:24:37 AM  
\$22.00 CHERRY  
20180416000126280

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

Handwritten initials "TB" in black ink, located in the bottom right corner of the page.