

Corrective Deed/To Clear Title: This deed is being recorded because the deed recorded in Instrument #: 20190812000289950 was inadvertently conveyed into the Grantee's names individually rather than to their LLC to match the mortgage.

Send tax notice to:
BCSS Ventures, LLC
P. O. Box 43023
Birmingham, AL 35243
BHM1900784-C

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of No and 00/100 Dollars (\$0.00) in hand paid to the undersigned, **Shane Spray also known as Michael S. Spray**, a(n) Single man, and **Robert Copper**, a(n) Married man, whose mailing address is P. O. Box 43023, Birmingham, AL 35243, (hereinafter referred to as "Grantor"), by **BCSS Ventures, LLC**, whose mailing address is P. O. Box 43023, Birmingham, AL 35243 (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **38188 Highway 25, Harpersville, AL 35078**, to-wit:

COMMENCE AT A FOUND CORNER REPRESENTING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 1560.55 FEET TO A STEEL REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 240.00 FEET TO A STEEL REBAR CORNER ON THE EAST MARGIN OF ALABAMA HIGHWAY NO. 25; THENCE RUN SOUTH 11 DEGREES 57 MINUTES 02 SECONDS EAST ALONG THE SAID EAST MARGIN OF SAID HIGHWAY 25 A DISTANCE OF 381.21 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 09 MINUTES 08 SECONDS AND A RADIUS OF 1990.00 FEET; THENCE CONTINUE ALONG THE ARC OF JUST DESCRIBED CURVE AN ARC DISTANCE OF 422.07 FEET TO A STEEL REBAR CORNER MARKING THE P.T. OF JUST DESCRIBED CURVE; THENCE RUN SOUTH 00 DEGREES 12 MINUTES 06 SECONDS WEST ALONG SAID MARGIN OF SAID HIGHWAY 25 A DISTANCE OF 0.76 FEET TO A STEEL REBAR CORNER; THENCE RUN NORTH 82 DEGREES 07 MINUTES 44 SECONDS EAST A DISTANCE OF 238.28 FEET TO A STEEL REBAR CORNER; THENCE RUN NORTH 08 DEGREES 50 MINUTES 01 SECONDS WEST A DISTANCE OF 768.99 FEET TO THE POINT OF BEGINNING.

THIS IS NOT THE HOMESTEAD OF THE GRANTORS NOR SPOUSES.

**MICHAEL S. SPRAY IS ONE AND THE SAME AS SHANE SPRAY, GRANTEE
IN THAT DEED RECORDED IN INSTRUMENT #20190812000289950.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF
RECORD.


MINERAL AND MINING RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 26th day of August, 2019.




Michael S. Spray

STATE OF ALABAMA
COUNTY OF JEFFERSON

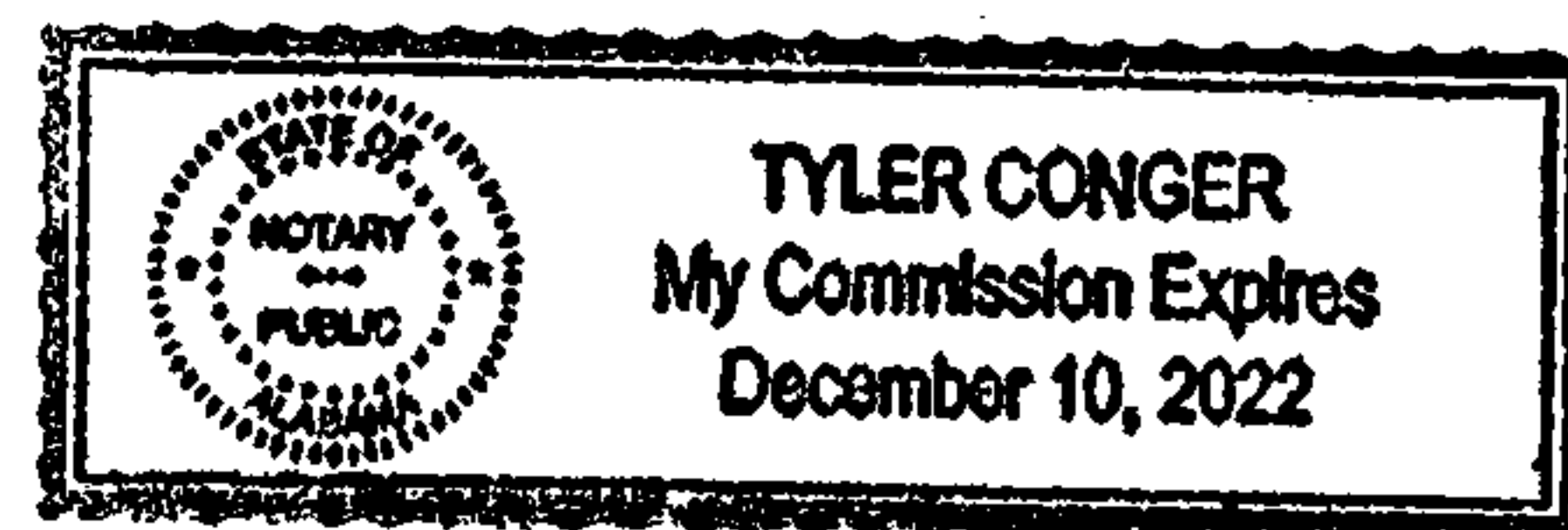
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael S. Spray**, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 26th day of August, 2019.

(Notary Seal)



Notary Public
Print Name:
Commission Expires: 12/10/22



IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 28th day of August, 2019.

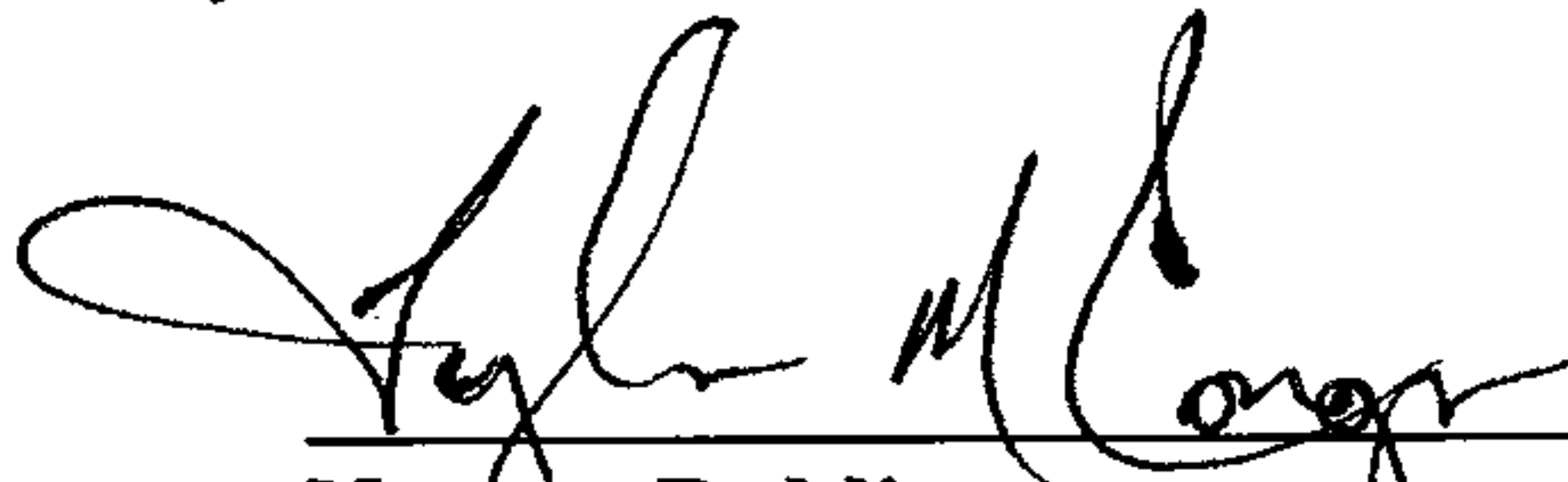

Robert Copper

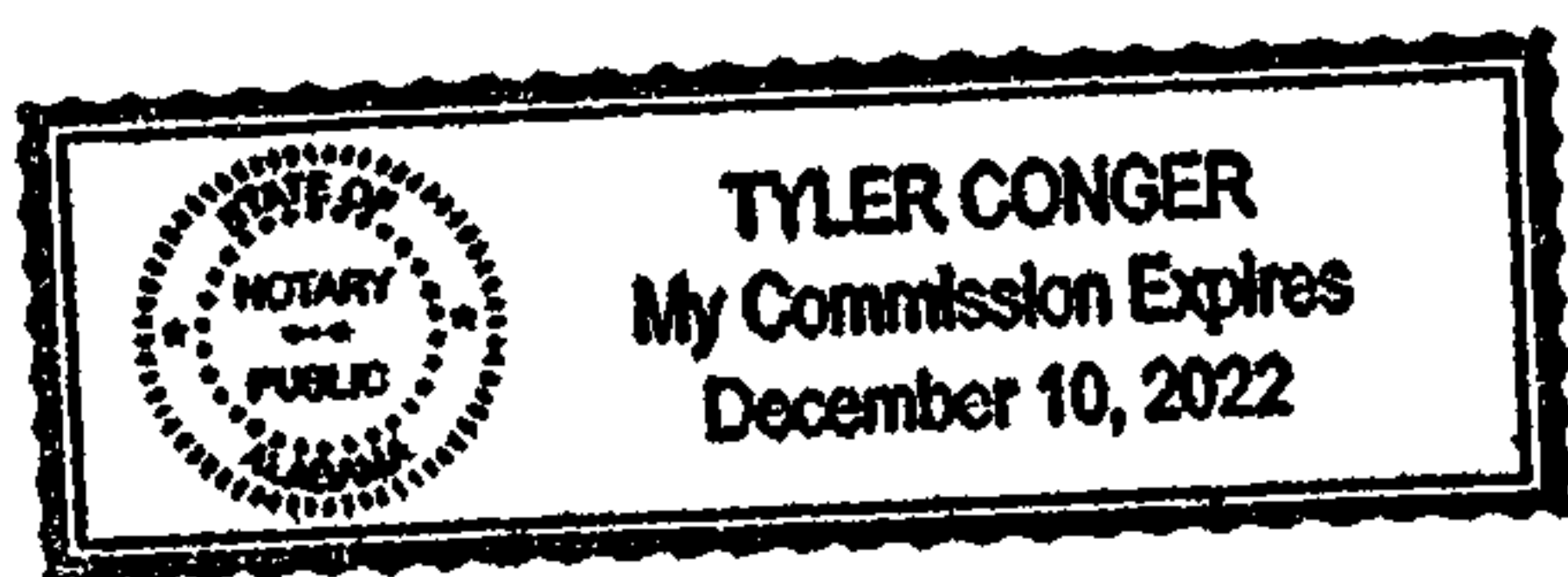
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert Copper**, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 28th day of August, 2019.

(Notary Seal)


Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12/10/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2019 08:41:46 AM
\$23.00 CHERRY
20190903000323270

Alvin S. Beal