

20191212000458800  
12/12/2019 08:04:23 AM  
CORDEED 1/3

Return to:  
Amrock  
662 Woodward Avenue  
Detroit, MI 48226

Order Number:  
66027302

**CORRECTIVE QUIT CLAIM DEED**

STATE OF Alabama )  
COUNTY OF Shelby )

Send Future Tax Notices to:  
1004 Independence Court  
Alabaster, AL 35007

66027302-5323579  
**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **NICHOLAS B. FRITZ** and **STEPHANIE M. WALDRUP**, husband and wife, who acquired title without marital status, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents quitclaim, remise, and release unto **NICHOLAS B. FRITZ** and **STEPHANIE M. WALDRUP**, husband and wife, as joint tenants with right of survivorship, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 19, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84 A and B, in the Office of Judge of Probate of Shelby County, Alabama.

**Prior Deed Reference: Instrument No. 20180403000109950.**

**Parcel ID Number: 138341005019000**

**Commonly Known As: 1004 Independence Court, Alabaster, AL 35007**

**Fair Market Value: \$190,000.00**

**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**The above conveyance includes all structures presently built, constructed, or set on the above described property.**

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.**

**WHEREAS, the deed recorded as Instrument No. 20180403000109950, erroneously omitted the marital status of NICHOLAS B. FRITZ and STEPHANIE M. WALDRUP. As of the time of conveyance, NICHOLAS B. FRITZ and STEPHANIE M. WALDRUP were husband and wife.**

**\*\*This deed is being recorded to correct an error in the prior, above-mentioned deed recorded in Instrument No. 20180403000109950, wherein the marital statuses of NICHOLAS B. FRITZ and STEPHANIE M. WALDRUP were erroneously omitted.\*\***

**The above described property does constitute part of the Grantors' homestead.**


The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

**IN WITNESS WHEREOF**, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 25 day of October, 2019.

**GRANTOR:**

  
NICHOLAS B. FRITZ

  
STEPHANIE M. WALDRUP

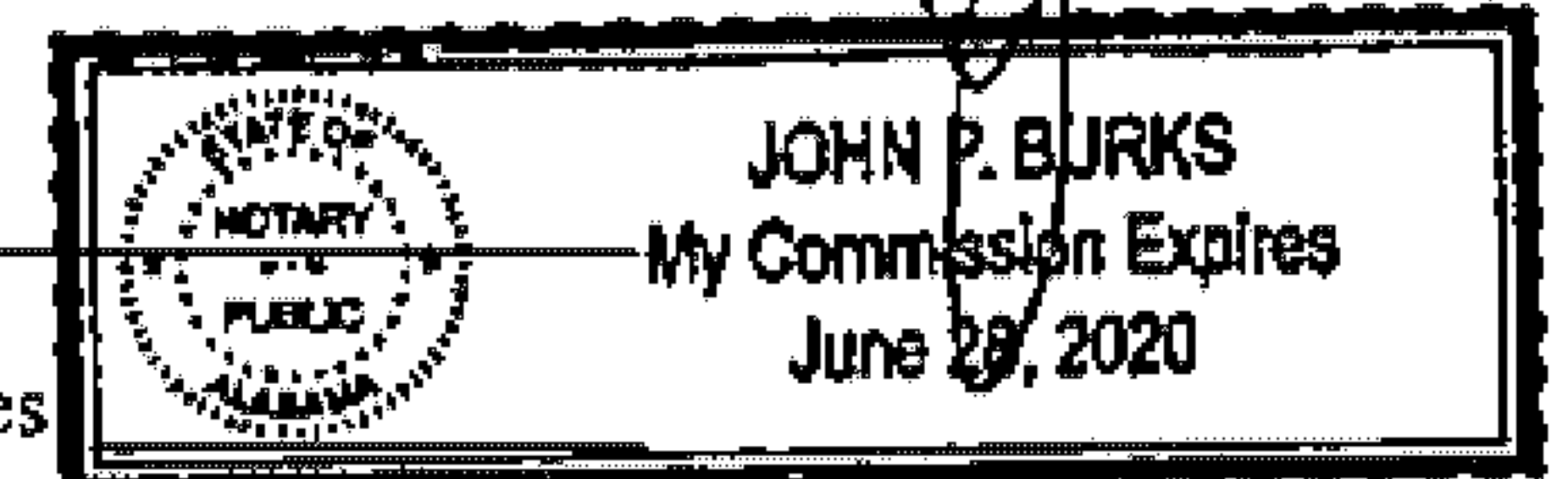
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public for the State of \_\_\_\_\_, do hereby certify that **NICHOLAS B. FRITZ** and **STEPHANIE M. WALDRUP**, whose name 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 25 day of October, 2019.

(NOTARY SEAL)

Notary Public  
My commission expires



This instrument was prepared by:  
Lauren Sonnier (AL Bar ID: DUV002)  
Law Offices of Lauren Sonnier, PLLC  
(without benefit of title search)  
P. O. Box 1516  
Ocean Springs, MS 39566  
228-327-1424

**ERRORS AND OMISSIONS / COMPLIANCE AGREEMENT**

**FRTZ**  
**Loan #: 1906001918**  
**Serv. #: 0125811240**  
**MIN: 101452800000045445**

**BORROWER(S): NICHOLAS B. FRITZ**

**PROPERTY ADDRESS: 1004 INDEPENDENCE COURT, ALABASTER, AL 35007**

**LENDER: JFQ Lending, Inc.**

The undersigned Borrower(s) for and in consideration of the above-referenced Lender funding the closing of this loan agrees, if requested by Lender or Closing Agent for Lender, to fully cooperate and adjust for clerical errors, any or all loan closing documentation if deemed necessary or desirable in the reasonable discretion of Lender to enable Lender to sell, convey, seek guaranty or market said loan to any entity, including but not limited to an investor, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, Government National Mortgage Association, Federal Housing Authority or the Department of Veterans Affairs, or any Municipal Bonding Authority.

The undersigned Borrower(s) agree(s) to comply with all above noted requests by the above-referenced Lender within 30 days from date of mailing of said requests. Borrower(s) agree(s) to assume all costs including, by way of illustration and not limitation, actual expenses, legal fees and marketing losses for failing to comply with correction requests in the above noted time period, unless prohibited by applicable law.

The undersigned Borrower(s) do hereby so agree and covenant in order to assure that this loan documentation executed this date will conform and be acceptable in the marketplace in the instance of transfer, sale or conveyance by Lender of its interest in and to said loan documentation, and to assure marketable title in the said Borrower(s).

**DATED this 20th day of August, 2019.**

*Nicholas B. Fritz* 8-20-19

**- BORROWER - NICHOLAS B. FRITZ - DATE -**

**STATE OF Alabama**

**COUNTY OF Shelby**

**Sworn to and Subscribed before me this 20th day of August, 2019.**



*John Caldwell, Jr.*  
 Notary Public

**John Caldwell Jr**  
**My Commission Expires**  
**01/22/2020**

**My Commission Expires:** \_\_\_\_\_

4.127

Page 1 of 1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/12/2019 08:04:23 AM  
 \$29.00 CHERRY  
 20191212000458800

*Allen S. Bayl*