

SEND TAX NOTICES TO:
ROYAL INVESTMENT GROUP, LLC
P.O. Box 492
Helena, AL 35080



20200102000002190 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/02/2020 12:52:02 PM FILED/CERT

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, THAT WHEREAS on October 11, 2019 JEFF WYFFELS BUILDING, LLC, a Virginia Limited Liability Company (herein referred to as "Grantor"), sold and intended to convey unto ROYAL INVESTMENT GROUP, LLC, an Alabama Limited Liability Company (herein referred to as "Grantees") certain real property situated in Shelby County, Alabama, by Warranty Deed which is in recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument no. 20191014000378030, and

WHEREAS, there was a typographical error made in the mistaken spelling of the Grantor's name as "JEFF WYFFLES BUILDING, LLC", and

WHEREAS, the undersigned now desires to correct the mistaken spelling identified above,

NOW, THEREFORE, in consideration of the sum of Five Hundred Thousand Dollars (\$500,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **JEFF WYFFELS BUILDING, LLC**, a Virginia Limited Liability Company (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **ROYAL INVESTMENT GROUP, LLC**, an Alabama Limited Liability Company (herein referred to as "Grantees") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, its heirs, executors, successors and assigns forever.

AND THE GRANTOR does for itself, and its heirs, executors, successors and assigns, covenant with said Grantee, its heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 10th day of November, 2019.

December

JEFF WYFFELS BUILDING, LLC, a Virginia Limited Liability Company

By: *Jeff Wyffels*
Print Name: Jeff Wyffels
Title: Manager and Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff Wyffels, whose name as Member and Manager of JEFF WYFFELS BUILDING, LLC, a Virginia 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 said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 10th day of November, 2019.

December

Kiara V. Groves

NOTARY PUBLIC

My Commission Expires: May 18, 2021

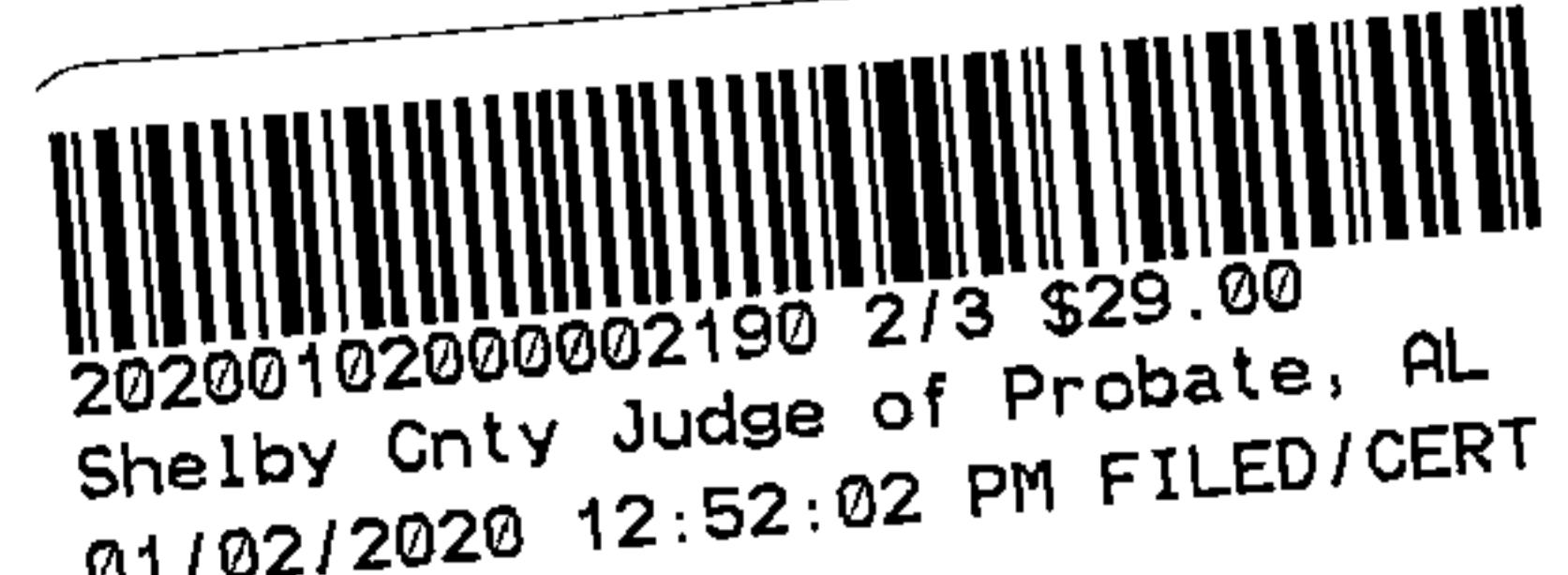
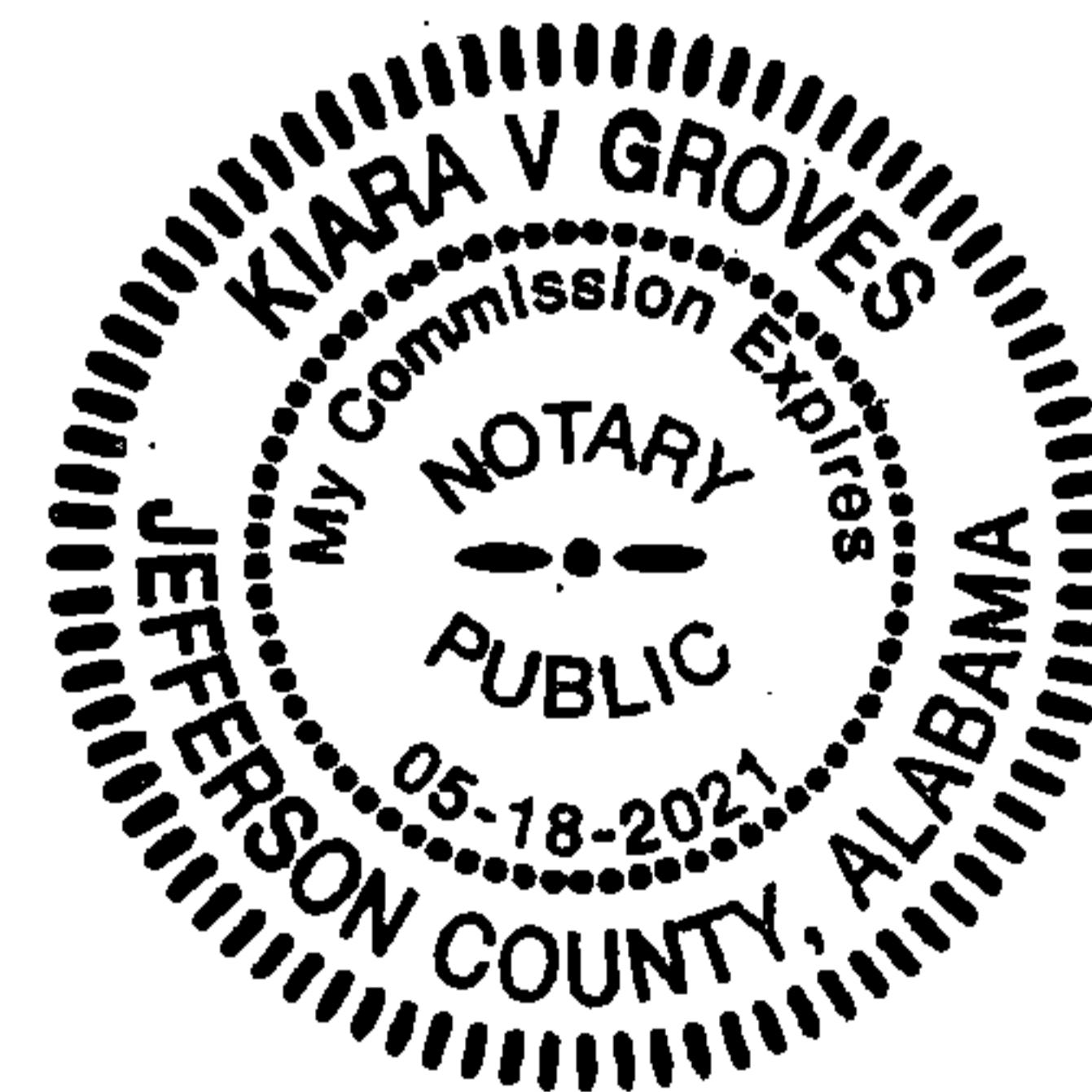


EXHIBIT "A"

PARCEL I:

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

Commence at the Southwest corner of said 1/4 – 1/4 Section; thence in a Northerly direction along the West line of said 1/4 – 1/4 Section a distance of 523.48 feet; thence 123 degrees, 58 minutes right in a Southeasterly direction a distance of 1012.42 feet to the Northwesterly right of way line of U.S. Highway 31 South; thence 95 degrees, 42 minutes, 30 seconds left, in a Northeasterly direction along said right of way, a distance of 440.83 feet; thence 90 degrees left, a distance of 640 feet to the point of beginning; thence 90 degrees right, for a distance of 335.68 feet; thence 94 degrees, 55 minutes, 30 seconds left, for a distance of 100.37 feet; thence 85 degrees, 04 minutes, 30 seconds left, for a distance of 327.06 feet; thence 90 degrees left, for a distance of 100 feet to the point of beginning.

PARCEL II:

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

Commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West; thence in a Northerly direction along the Westerly line of said 1/4 – 1/4 Section, a distance of 523.48 feet; thence 123 degrees, 58 minutes right, in a Southeasterly direction a distance of 107.92 feet; thence 95 degrees, 42 minutes, 30 seconds left, in a Northeasterly direction, a distance of 350.87 feet; thence 90 degrees right, in a Southeasterly direction, a distance of 60.0 feet; thence 90 degrees left, in a Northeasterly direction, a distance of 201.87 feet to the point of beginning; thence continue along last described course a distance of 116.57 feet; thence 85 degrees, 04 minutes, 30 seconds right, in a Southeasterly direction, a distance of 100.37 feet; thence 94 degrees, 55 minutes, 30 seconds right, in a Southwesterly direction a distance of 125.19 feet; thence 90 degrees right, in a Northwesterly direction, a distance of 100.00 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Subject to:

1. Right of Way to Shelby County as recorded in Deed Book 260, Page 356.
2. Easement for Postal Telegraph as recorded in Deed Book 80, Page 40.
3. Right of Way granted to Alabama Power Company as set out by instrument(s) recorded in Deed Book 101, Pages 510 and 511, and Deed Book 101, Page 519.
4. Right of Way to American Telephone & Telegraph as recorded in Deed Book 168, Page 444.

