

* This Deed is being recorded to correct the Grantee's name in that Deed recorded in Instrument No. 20080527000213380

This instrument was prepared by:
Halbrooks & Allen, LLC
1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Forest Park Specialties, LLC
2539 Rocky Ridge Road
Birmingham, AL 35243
(Vacant Property / Acreage / Caler, AL 35040)

Corporation Form Warranty Deed
CORRECTIVE DEED

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

That in consideration of Three Hundred Thirty-Six Thousand Five Hundred and No/100 ---
----- (\$336,500.00) Dollars
(as evidenced by closing statement)

the undersigned grantor, Mitford Heights Development, LLC, a limited liability company
(whose address is: 2539 Rocky Ridge Road, Birmingham, AL 35243)

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Forest Park Specialties, LLC
(whose address is: 2539 Rocky Ridge Road, Birmingham, AL 35243)

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR, does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

In WITNESS WHEREOF, the said GRANTOR by its member who is authorized to execute this conveyance, hereto set its signature and seal, this the 4th day of February, 2020.

ATTEST:

Mitford Heights Development, LLC
By: Jimmy C. Maples
Jimmy C. Maples, Member

STATE OF Alabama)
COUNTY OF Jefferson)

Limited Liability Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy C. Maples whose name(s) as Member for/of Mitford Heights Development, LLC, a limited liability company, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 4th day of February

My Commission Expires: 4/20/2022

V. Paquette
Notary Public

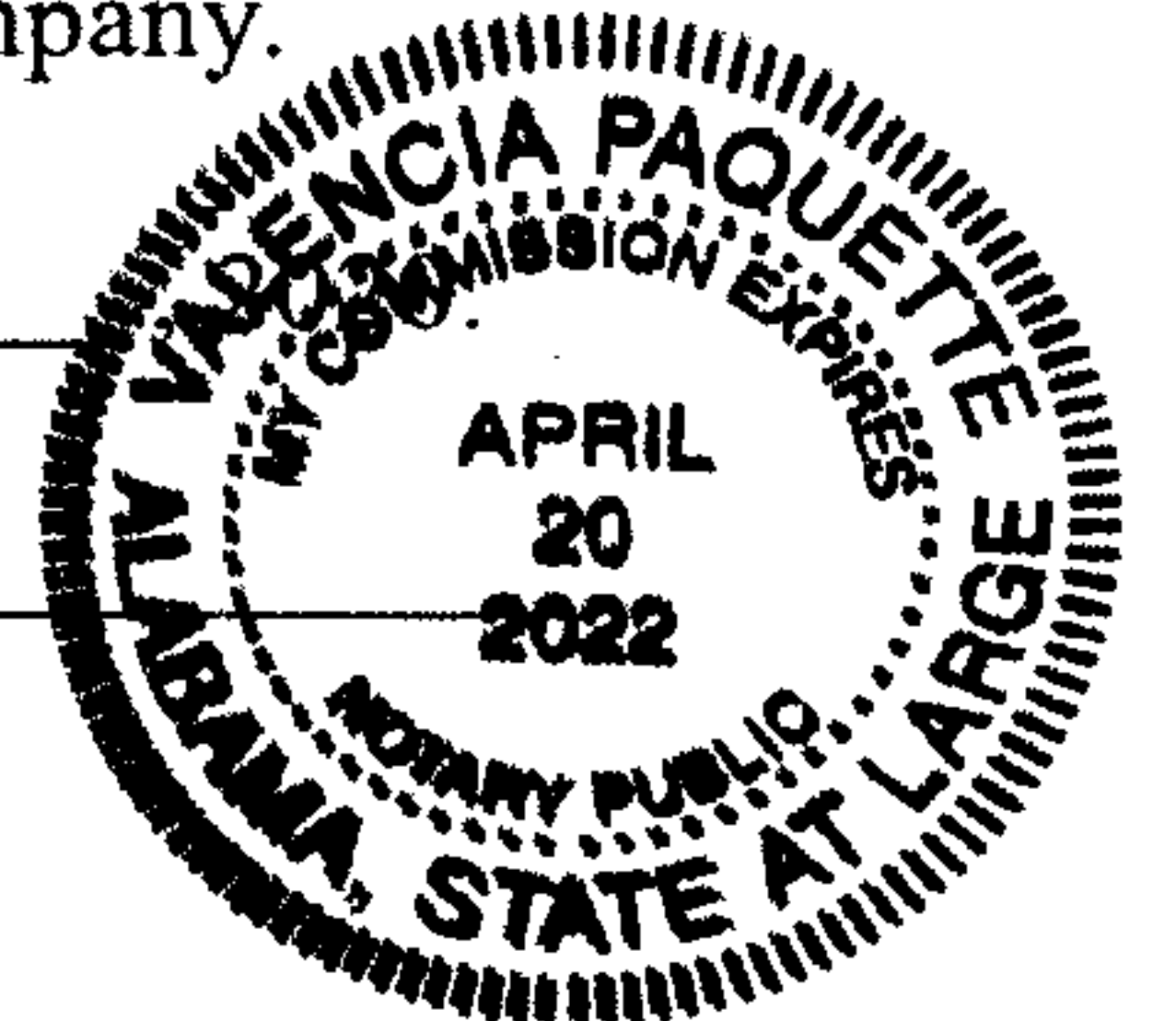


Exhibit "A"

Attached Legal Description

Commence at a capped pipe in place being the Southeast corner of the Southwest one-fourth of the Southwest one-fourth of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00°08' 47" West along the East boundary of said quarter-quarter section for a distance of 675.20 feet to a capped iron in place; thence proceed South 89° 58' 39" West for a distance of 393.09 feet to a capped iron in place being located on the Easterly right of way of Shelby County Road No. 12; thence proceed Southwesterly along the Easterly right of way of said road and along the curvature of a concave curve right having a delta angle of 16° 12' 23" and a radius of 1185.92 feet for a chord bearing and distance of South 07° 50' 56" West, 334.33 feet to the P.T. of said curve being a concrete right of way monument in place, thence proceed South 16° 02' 45" West along the Easterly right of way of said road for a distance of 358.28 feet; thence proceed South 89° 25' 46" East for a distance of 535.84 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth of Section 32, Township 21, Range 2 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2020 03:28:38 PM
\$26.00 CHERRY
20200220000069010

Allen S. Boyd