

INSTRUMENT PREPARED BY:
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20200407000135270
04/07/2020 01:00:15 PM
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STATE OF ALABAMA)
)
SHELBY COUNTY)

CORRECTIVE MORTGAGE

THIS CORRECTIVE MORTGAGE AMENDS AND CORRECTS THAT CERTAIN MORTGAGE DATED FEBRUARY 20, 2014 AND RECORDED ON MARCH 19, 2014 AT INSTRUMENT # 20140319000076060 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.¹

THIS INSTRUMENT NEITHER ADDS ADDITIONAL INDEBTEDNESS NOR CHANGES THE MATURITY DATE OF THE SECURED DEBT OR THE NOTE EVIDENCING SAME.

THIS INSTRUMENT IS TO BE CROSS-REFERENCED WITH THE FOLLOWING:

(1) THAT DEED DATED DECEMBER 30, 1988 AND RECORDED JUNE 11, 1990 AT BOOK 295, PAGE 264 (THE "VESTING DEED");

(2) THAT CORRECTIVE DEED DATED SEPTEMBER 18, 1990 AND RECORDED ON SEPTEMBER 28, 1990, AT BOOK 311, PAGE 966 (THE "CORRECTIVE DEED");

(3) THAT MORTGAGE DATED FEBRUARY 20, 2014 AND RECORDED ON MARCH 19, 2014 AT INSTRUMENT # 20140319000076060 (THE "MORTGAGE"); and

(4) THAT ASSIGNMENT OF MORTGAGE DATED OCTOBER 16, 2019 AND RECORDED ON OCTOBER 17, 2019 AT INSTRUMENT # 20191017000383330 (THE "ASSIGNMENT OF MORTGAGE").

This corrective mortgage is effective as of the date of February 20, 2014.

WHEREAS, on December 30, 1988, Evelyn H. Walker conveyed to Johnny L. Wills and Teresa W. Wills via deed (the "Vesting Deed") that certain property situated in Shelby County, Alabama, having a street address of 1041 Highway 59, Vincent, Alabama 35178 (the "Subject Property") and that legal description as follows:

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 23, Township 18, South, Range 2 East, for a point of beginning. Thence run North 1 degree 29 minutes 02 seconds East and along the West line for

¹ All recording references are to those made in the Office of the Judge of Probate of Shelby County, Alabama.

1366.61 feet to the Northwest corner of said Southwest Quarter of the Southeast Quarter of Section 23, thence turn 89 degrees 36 minutes 12 seconds to the right and run South 88 degrees 54 minutes 46 seconds East and along the North line and along an old fence for 537.0 feet, thence turn 66 degrees 00 minutes to the right and run South 22 degrees 54 minutes 46 seconds East for 210.0 feet, thence turn 66 degrees 00 minutes to the left and run South 88 degrees 54 minutes 46 seconds East for 210.0 feet. Thence turn 114 degrees 00 minutes to the left and run North 22 degrees 54 minutes 46 seconds West for 210.0 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter, thence turn 114 degrees 00 minutes to the right and run South 88 degrees 54 minutes 46 seconds East for 176.72 feet to a point on the Westerly right of way of Shelby County Highway No. 59, said point being on a curve to the right and having an intersecting angle of 11 degrees 45 minutes 04 seconds, a radius at its right of way of 486.04 feet, thence turn 93 degrees 00 minutes 40 seconds to the right and to the chord and run along the arc for 99.68 feet to its point of tangency, thence turn from the chord 5 degrees 52 minutes 32 seconds to the right and run South 9 degrees 58 minutes 26 seconds West and along the tangent for 983.03 feet to the point of beginning of a curve to the left, said curve having an intersecting angle of 12 degrees 20 minutes 14 seconds, a radius at its right of way of 1314.51 feet, thence turn from the tangent and to the chord 6 degrees 10 minutes 07 seconds to the left and run along the arc for 283.05 feet to a point on the South line of said Southwest Quarter of the Southeast Quarter of Section 23, thence turn from the chord 86 degrees 14 minutes 44 seconds and to the right and run North 89 degrees 56 minutes 57 seconds West along the Southline for 762.82 feet to the point of beginning, and containing 25.152 Acres, more or less.

WHEREAS, on September 18, 1990 a corrective deed was signed by Evelyn H. Walker to correct the omission of her marital status, which deed was recorded on September 28, 1990 (the "Corrective Deed");

WHEREAS on February 20, 2014, Johnny L. Wills and Teresa W. Wills obtained a loan secured by a mortgage (the "Mortgage") on the Subject Property in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Peoples Bank (the "Lender");

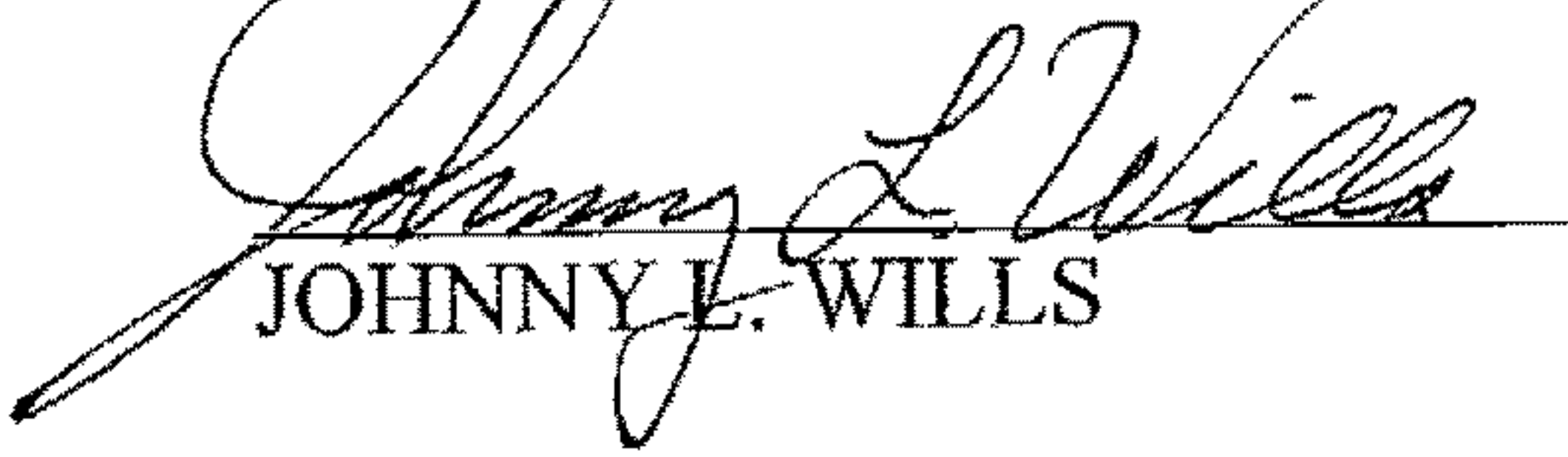
WHEREAS, on October 16, 2019 the Mortgage was assigned to Reverse Mortgage Solutions, Inc. via the Assignment of Mortgage; and

WHEREAS, Johnny L. Wills and Teresa W. Wills ("Mortgagors") desire to amend and correct an error in the legal description of the Subject Property contained in the Mortgage.

NOW, THEREFORE, Mortgagors **do hereby amend and correct the Mortgage to mortgage, grant and convey, nunc pro tunc, to Lender and Lender's successors and assigns, with the power of sale, the Subject Property as listed herein.** The undersigned do further adopt and incorporate by reference all terms and provisions of the Mortgage. Each representation and warranty contained in the Mortgage is hereby reaffirmed by the Mortgagors as of the date hereof. Mortgagors represent, warrant and certify to Lender that they have no offset or claims against

Lender arising under, related to, or connected with the Mortgage or the indebtedness secured thereby.

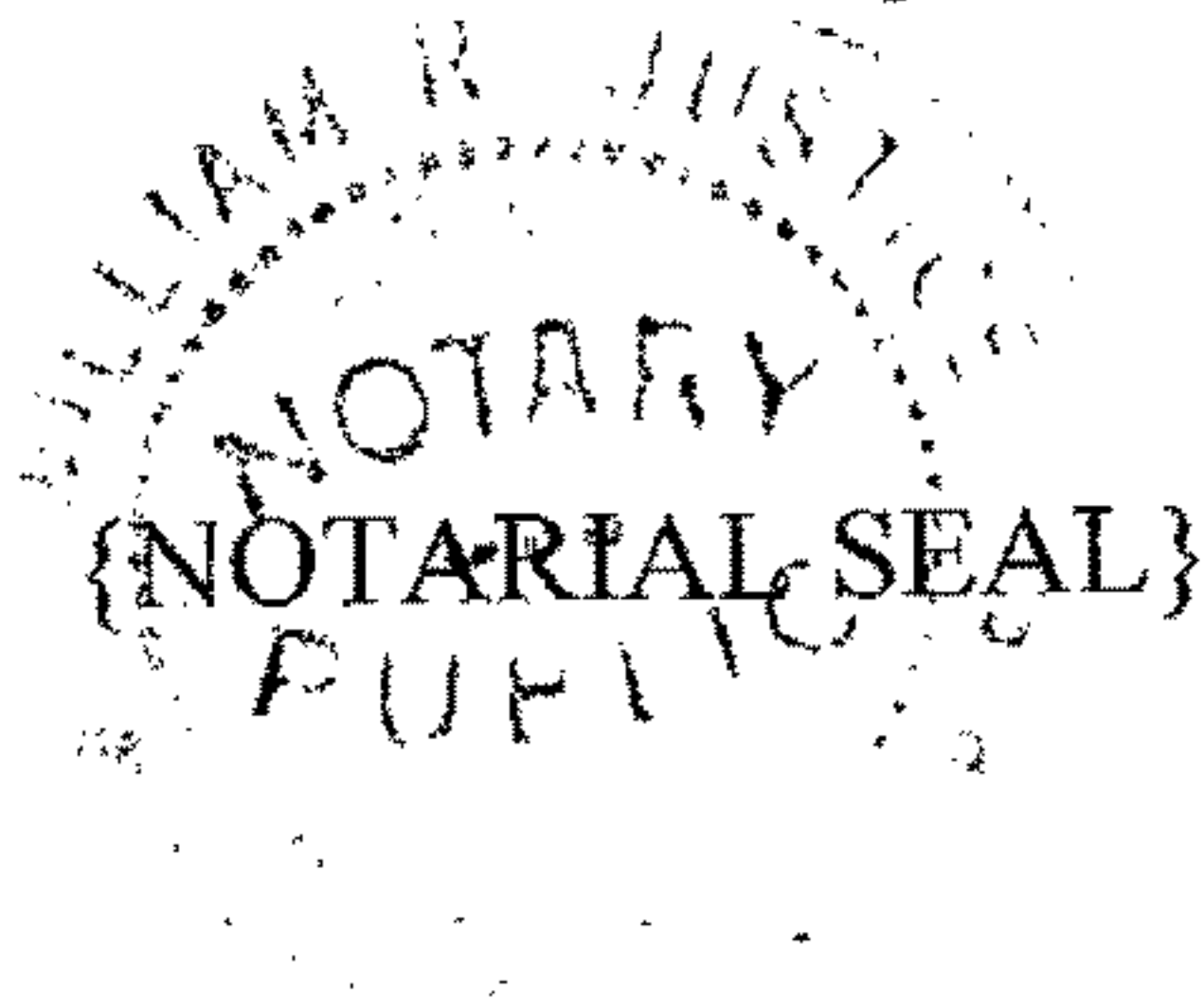
IN WITNESS THEREOF, the undersigned have caused this instrument to be duly executed, intending the same to be effective as February 20, 2014.

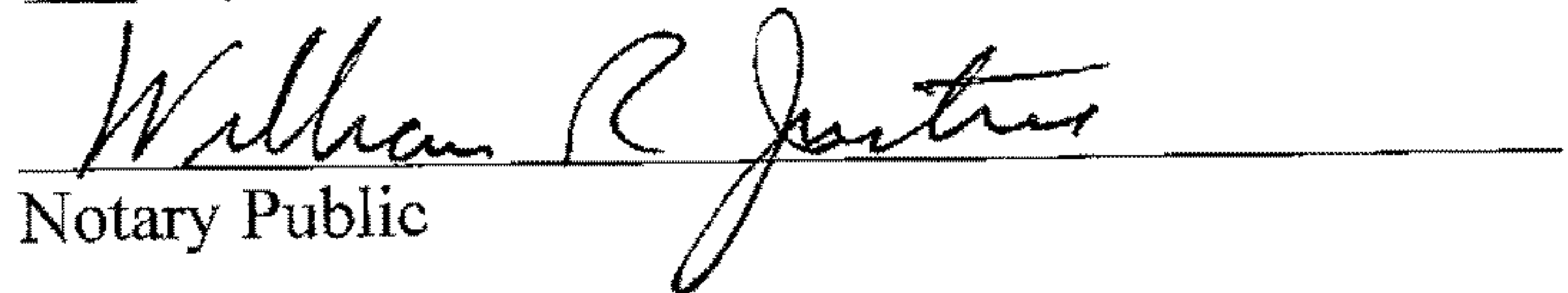

JOHNNY L. WILLS

STATE OF ALABAMA }
SHELBY COUNTY }

I, William R. Justice, a notary public in and for said County, in said State, hereby certify that Johnny L. Wills, whose name 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 executed the same voluntarily.

Given under my hand this the 20th day of March, 2020.

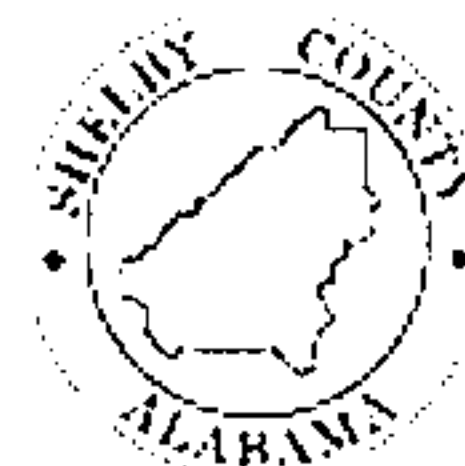



Notary Public

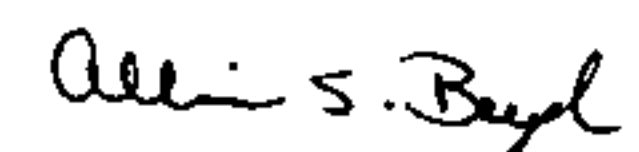
My commission expires: 9-12-23


TERESA W. WILLS

STATE OF ALABAMA }
SHELBY COUNTY }

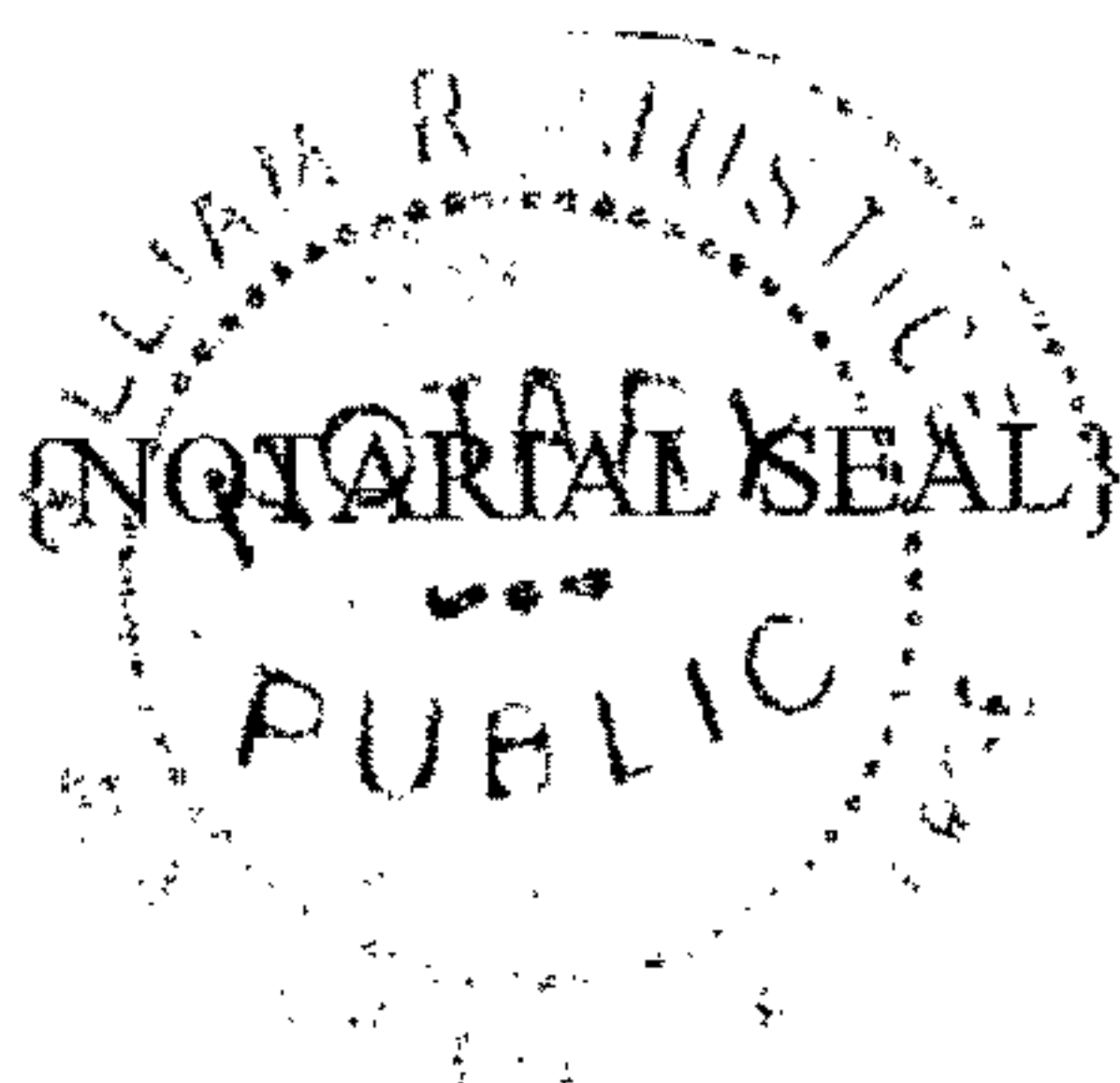


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2020 01:00:15 PM
\$29.00 CHERRY
20200407000135270



I, William R. Justice, a notary public in and for said County, in said State, hereby certify that Teresa W. Wills, whose name 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, she executed the same voluntarily.

Given under my hand this the 20th day of March, 2020.




Notary Public

My commission expires: 9-12-23