

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Zackary T. Beaupre
65 Forest Drive
Montevallo, AL 35115

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **One Hundred Sixty-One Thousand Nine Hundred Dollars and NO/100 (\$161,900.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **MBS Real Estate, LLC, an Alabama Limited Liability Company**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Zackary T. Beaupre** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **Shelby County, Alabama** to wit:

A plat or tract of land situated in the NE ¼ of the Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the NE ¼ of the NE ¼ of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama and run South 86 deg. 30 min. West along the North line of said ¼ - ¼ section for a distance of 212.0 feet to the West line of a public road; thence South 7 deg. 00 min. West along the West line of said Public Road for a distance of 656.2 feet to Point of Beginning; thence North 87 deg. 00 min. West for a distance of 234.11 feet; thence South 5 deg. 47 min. 30 sec. West for a distance of 408.2 feet to a Point of Intersection with the Northeasterly right of way line of Alabama Highway No. 155; thence South 43 deg. 53 min. 07 sec. East for a distance of 322.25 feet; thence North 4 deg. 47 min. 29 sec. East for a distance of 628.09 feet to Point of Beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$158,967.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

THIS DEED IS BEING EXECUTED AND RECORDED IN ORDER TO CORRECT THE GRANTOR IN DEED RECORDED IN INSTRUMENT 20210525000255650 AND CONVEY ANY INTEREST MBS REAL ESTATE, LLC HAS IN OR TO THE PROPERTY TO GRANTEE, ZACHARY T. BEAUPRE.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, his/her heirs, successors and assigns forever.

And Grantor does for itself and for its successors and assigns, covenant with the said Grantee, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises and it is authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall

warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this 1 day of Sept, 2021

**MBS Real Estate, LLC, an Alabama
Limited Liability Company**

Bethany Schramm
By: **Bethany Schramm, its Member**

**MBS Real Estate, LLC, an Alabama
Limited Liability Company**


Michael Schramm
By: **Michael Schramm, its Member**

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Bethany Schramm and Michael Schramm, whose names as Members of MBS Real Estate, LLC,** are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily in their capacities as Members on the day the same bears date.

Given under my hand and official seal this the 1 day of Sept, 2021

Notary Seal

Jilla Armstrong
Notary Public
My commission expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2021 10:20:21 AM
\$26.00 JOANN
20210902000428730

Alli S. Boyd