

INSTRUMENT PREPARED BY:
Amelia K. Steindorff, Attorney at Law
REYNOLDS, REYNOLDS & LITTLE, LLC
2100 Southbridge Parkway, Suite 228
Birmingham, AL 35209

STATE OF ALABAMA)
)
SHELBY COUNTY)

CORRECTION TO MORTGAGE

THIS CORRECTIVE INSTRUMENT AMENDS AND CORRECTS THAT MORTGAGE DATED OCTOBER 25, 2011 AND RECORDED NOVEMBER 30, 2011 AT INSTRUMENT 20111130000360720 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA¹

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

This corrective instrument is effective as of October 25, 2011.

WHEREAS, on February 24, 1999, Kim Bywaters, a single person, was conveyed via deed recorded on March 5, 1999 at Inst. # 1999-09305 that property having a street address of 240 Leaf Lane, Alabaster, Alabama 35007 (the "Property") with the following legal description:

Lot 60, Sector 4, according to the Survey of Greenfield, Sectors 4 and 6, as recorded in Map Book 17, Page 131, in the Probate Office of Shelby County, being situated in Shelby County, Alabama;

WHEREAS, on October 25, 2011, Kim Bywaters obtained a \$94,604.00 loan secured by a mortgage on the Property in favor of JPMorgan Chase Bank, N.A., which mortgage was recorded November 30, 2011 at Inst. # 20111130000360720 (the "Mortgage");

WHEREAS, on January 22, 2025, the Mortgage was assigned to Nationstar Mortgage LLC via that assignment of mortgage recorded February 6, 2025 at Inst. # 20250206000036230;

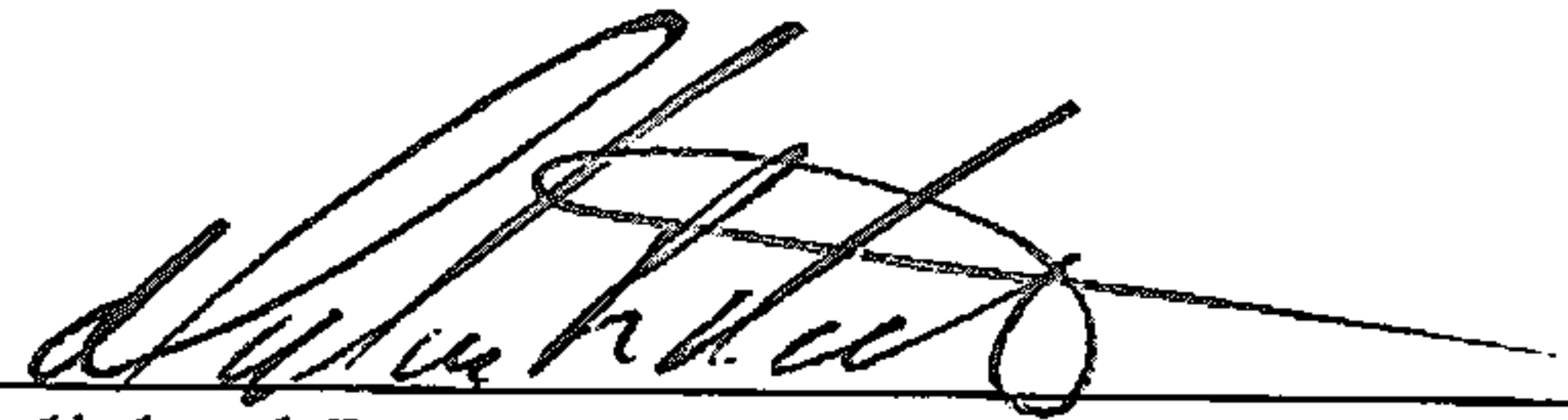
WHEREAS, on October 25, 2023, Kim Bywaters passed away, and Michael Ray Roeder, Jr. was appointed as administrator of her estate, *Case No. PR-2024-001439, In the Probate Court of Shelby County, Alabama*;

WHEREAS, this mortgage is signed and recorded to correct the legal description of the Property contained in the Mortgage; and

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

NOW, THEREFORE, the undersigned, does 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 Property as listed herein. The undersigned further adopts and incorporates by reference all terms and provisions of the Mortgage. Each representation and warranty contained therein is hereby reaffirmed as of the date hereof. The undersigned represents, warrants and certifies to Lender that there is 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 has caused this instrument to be duly executed, intending the same to be effective as of October 25, 2011.



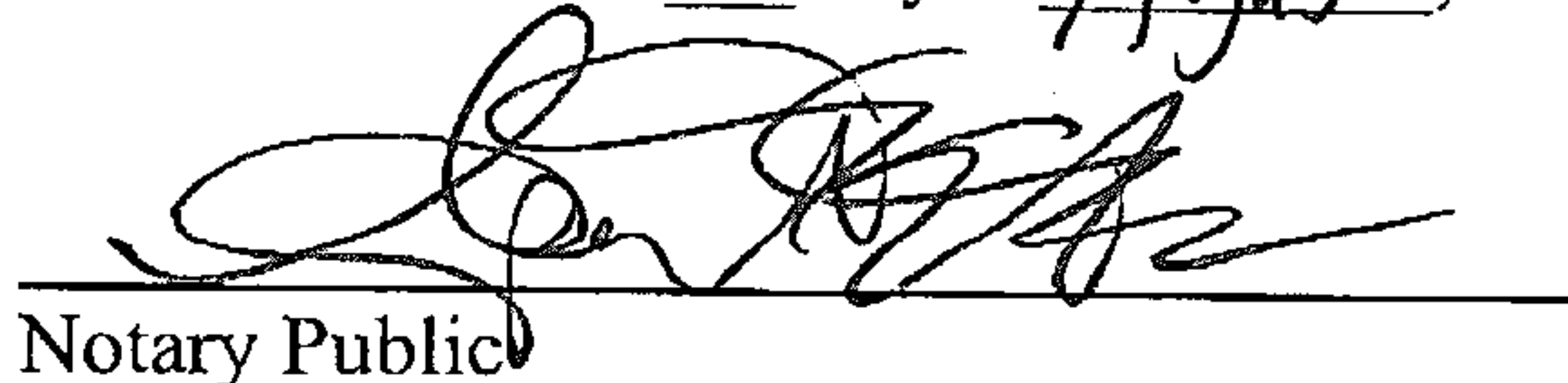
Michael Ray Roeder, Jr., Administrator of the
Estate of Kim Bywaters

STATE OF ALABAMA)

COUNTY OF SHELBY)

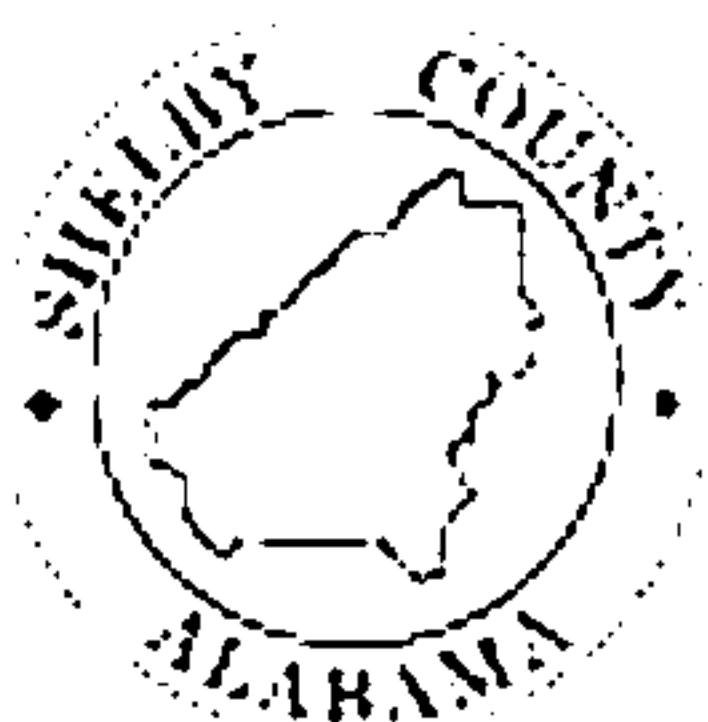
I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that Michael Ray Roeder, Jr., as Administrator of the Estate of Kim Bywaters, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 1st day of August, 2025.



Notary Public

Exp. Date: 03/25/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2025 03:33:32 PM
\$26.00 JOANN
20250919000288960

Allen S. Bayl