

THIS INSTRUMENT PREPARED BY:
JOSEPH CHARLES SOMMA, ESQ.
CARIBOU NATIONAL TITLE, INC.
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244
BHM1700068

20170320000092310
03/20/2017 12:34:19 PM
CORDEED 1/2

PLEASE SEND TAX NOTICES TO:
TRUE LAND, LLC
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

CORRECTIVE GENERAL WARRANTY DEED

THIS INSTRUMENT IS BEING RECORDED TO CORRECT THE NAME OF THE GRANTORS AS SHOWN ON THAT CERTAIN DEED RECORDED IN INSTRUMENT NO. 20170210000051450.

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Eighty Nine Thousand, Nine Hundred Dollars and No/100 Dollars (\$189,900.00)** the amount of which can be verified by the sales contract between the two parties, to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **William R. Welch, II and Jennifer E. Welch f/k/a Jennifer E. Prevelig, husband and wife**, whose mailing address is 3781 Creekside Way, Trussville, AL 35173 (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **True Land, LLC** (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Hunter Hills Phase Three, as recorded in Map Book 23, Page 79, in the Probate Office of Shelby County, Alabama.

Property address: 167 Hunter Hills Drive, Chelsea, Alabama 35043

\$153,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Subject to: (1) Property taxes for the current year and any previous or subsequent years (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) mineral and mining rights, if any.

TO HAVE AND TO HOLD unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said **GRANTEE(S)**, his/her/their heir(s) and assigns, that I/we am/are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; and that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heirs and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, **GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 16 day of March, 2017.

William R. Welch, II

William R. Welch, II

Jennifer E Welch

JENNIFER E WELCH
FKA Jennifer Prevelig

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, hereby certify that **William R. Welch, II**, 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 the instrument, he has executed the same voluntarily on the day the same bears date. *Jennifer E Welch FKA Jennifer Prevelig*

Given under my hand this 16th day of March, 2017.

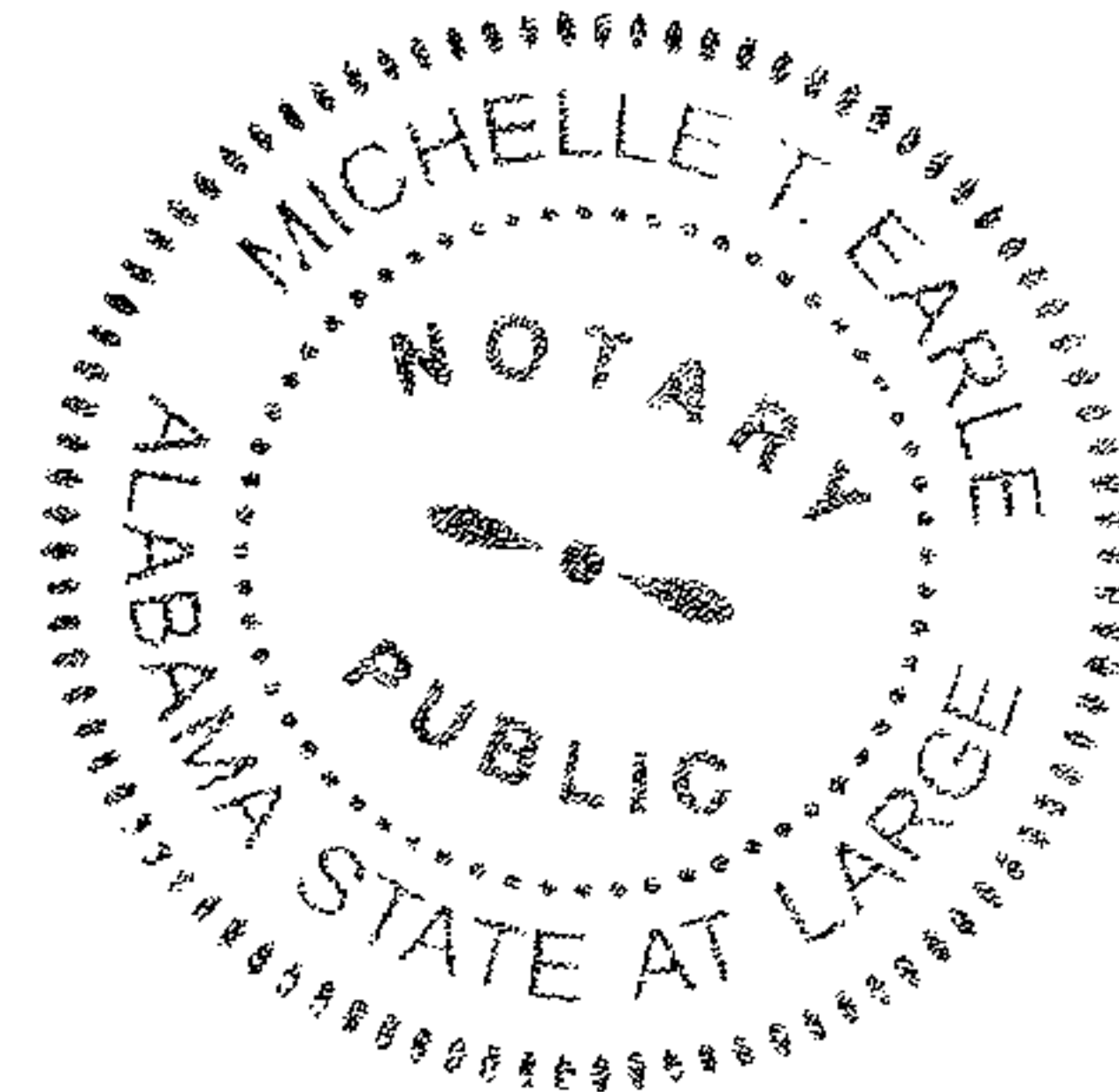
Michelle T Earle

Notary Public

Print Name: *Michelle T Earle*

My commission expires:

11-8-18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/20/2017 12:34:19 PM
\$19.00 CHERRY
20170320000092310

J. Fuhrmeister