


**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
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Birmingham, Alabama 35244  
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**Send Tax Notice To Grantees Address:**

Brock Tyson Beiersdoerfer

1133 Willow Creek Court  
Alabaster, AL 35007

  
20171003000358970 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/03/2017 08:42:04 AM FILED/CERT

**CORRECTIVE WARRANTY DEED**

This corrective deed corrects that certain deed filed of record in Instrument #20070221000079030 by correcting the lot number to Lot 84.

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this September , 2017,** That for and in consideration of **TEN and NO/00 (\$10.00)** **DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **JULIE MARIE CHILDERS (WHO IS ONE AND THE SAME PERSON FORMERLY KNOWN AS JULIE MARIE HOLT BEIERSDOERFER), a married person,** (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **BROCK TYSON BEIERSDOERFER,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 84, according to the Survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 9, Page 192 A & B.
7. 15 foot easement over the rear lot line and a 10 foot easement along the West lot line of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
8. 35 foot building restriction line from Willow Creek Place as shown on recorded map.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 308, Page 136.

**THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE**

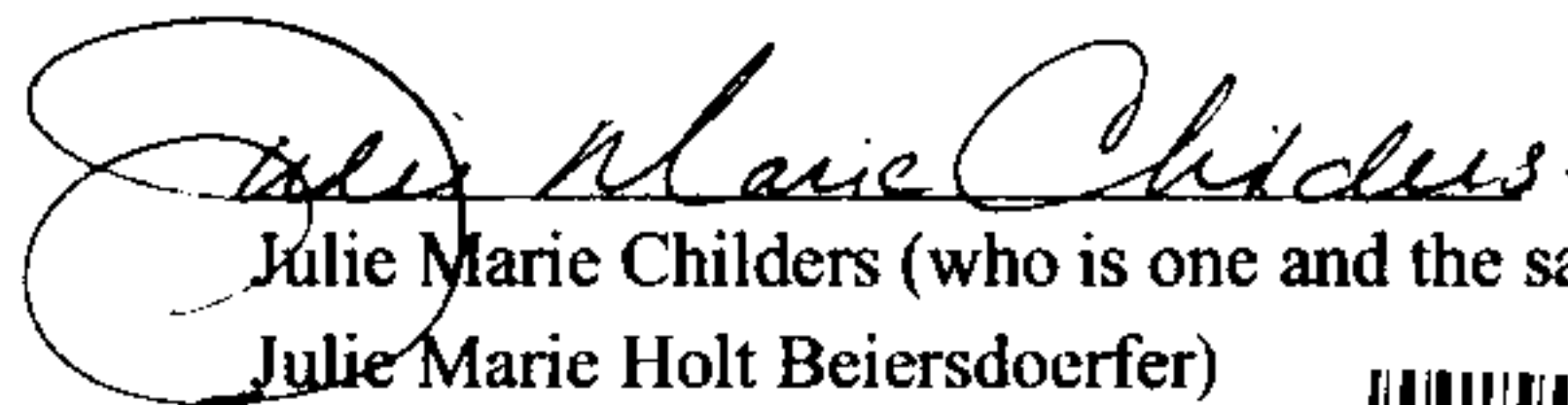
10. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Real Book 50, Page 252.
11. Easement to City of Alabaster as shown by instrument recorded in Deed Book 308, Page 255.
12. Easement reserved to Sherman Holland, Jr. and Carolyn M. Holland for sewer as shown by instrument recorded in Deed Book 308, Page 136.
13. Restrictions appearing of record in Real Book 126, Page 363.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.


**AND SAID GRANTORS**, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of September 29, 2017.

**GRANTOR:**

  
Julie Marie Childers (who is one and the same person formerly known as  
Julie Marie Holt Beiersdoerfer)

**STATE OF ALABAMA**  
**COUNTY OF Lauderdale**

  
20171003000358970 2/2 \$19.00  
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I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Julie Marie Childers (who is one and the same person formerly known as Julie Marie Holt Beiersdoerfer) whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Julie Marie Childers (who is one and the same person formerly known as Julie Marie Holt Beiersdoerfer) executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of September 29, 2017.

  
\_\_\_\_\_, Notary Public

My Commission Expires: 10-6-19

[Affix Seal Here]