

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2019-07-5880
Original Deed Inst. #20170731000273210

Send Tax Notice To:
149 Cattail Lane
Calera, AL 35040

(Property Mailing Address)

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and 00/100 Dollars (\$10.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Jason W. Marler, a single man**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **John Joseph Betts** (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 45, according to the Survey of Shiloh Creek, Sector One, Plat One, as recorded in Map Book 38, page 54, in the Probate Office of Shelby County, Alabama.

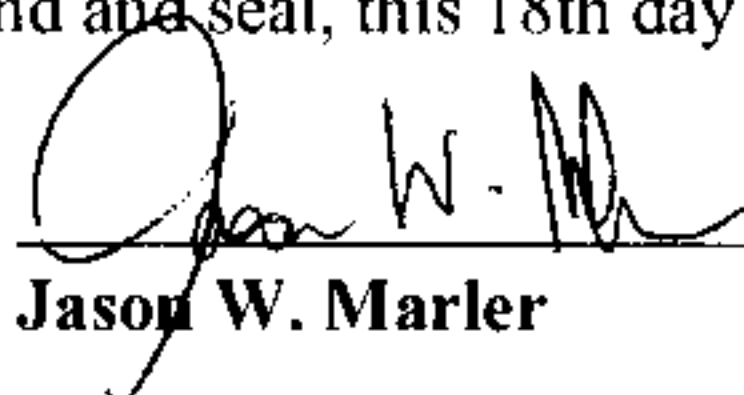
This deed being given to correct that certain deed dated July 24, 2017 and recorded in Inst. #20170731000273210, in the Probate Office of Shelby County, Alabama. Said deed did not contain the marital status of the Grantor and the acknowledgement was defective.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for himself, his heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 18th day of July, 2019.



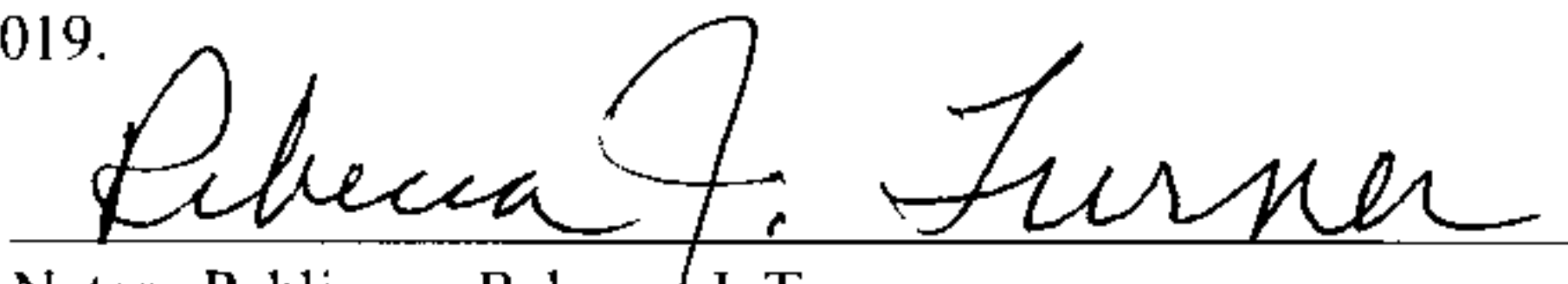
Jason W. Marler (Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

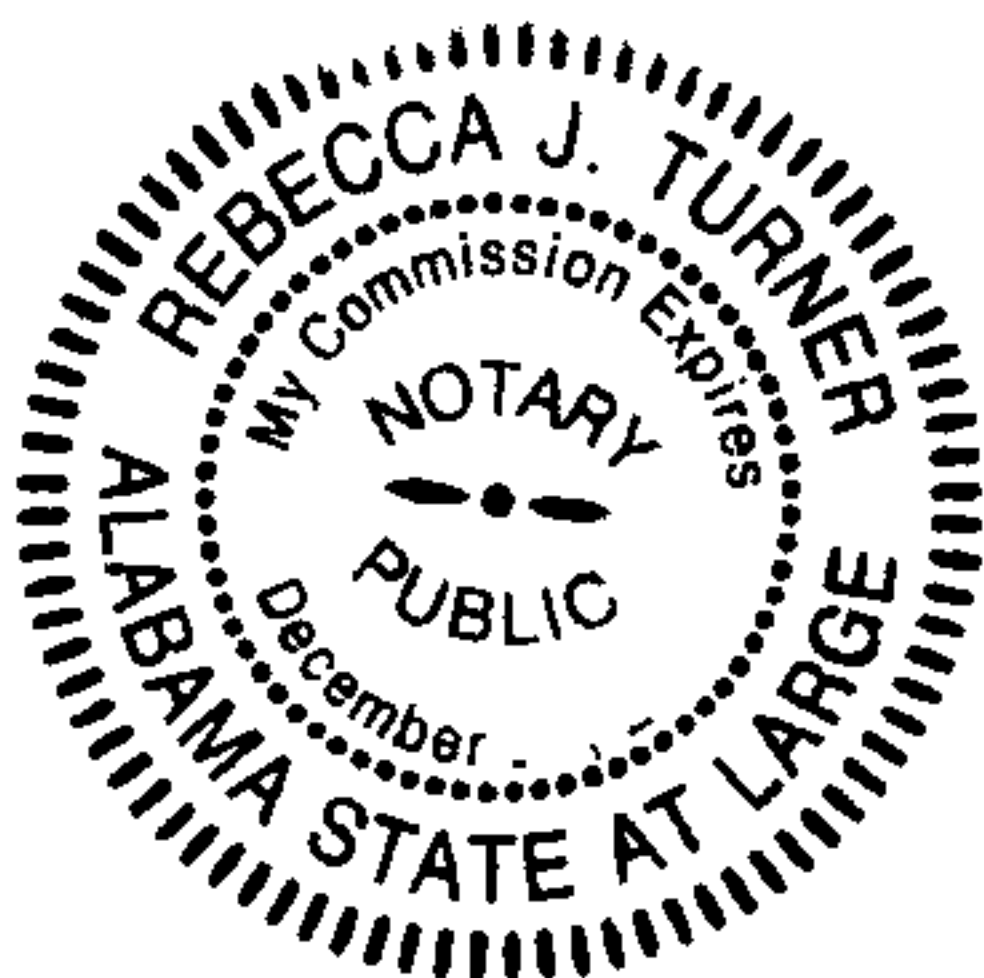
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jason W. Marler**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date.


Given under my hand and official seal, this 18th day of July, 2019.



Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022

Grantors' Mailing Address:
334 Grantham Road
Calera, AL 35040




20190726000269900 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
07/26/2019 03:38:34 PM FILED/CERT