

SEND TAX NOTICE TO:
Holly Fairbanks McIlwain and James W. McIlwain Jr
270 Doug Baker Blvd, Suite 270-264
Birmingham, AL 35242

This Instrument was prepared by:
Holly Fairbanks McIlwain
5533 Lakes Edge Dr
Hoover, AL 35242

WARRANTY DEED JOINT TENANTS
WITH RIGHTS OF SURVIVORSHIP

A Corrective DEED for Instrument Number 20191030000400490 for the purpose of correcting the Legal Description.

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents, that in consideration of ONE DOLLAR(S) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, HOLLY LYNN FAIRBANKS KNOWN ALSO AS HOLLY FAIRBANKS MCILWAIN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HOLLY FAIRBANKS MCILWAIN AND JAMES W. MCILWAIN JR. (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to wit:

Sec:16 Twn:19S Rng:1W Qt:NW BQt:SW


Begin at the NE corner of NW ¼ of SW ¼ of Section 16, Township 19 South, Range 1 West; thence South 88 degrees 50 minutes West along North line of said ¼ - ¼ Section 330.25 feet; thence South 7 degrees 59 minutes 30 seconds East 310.45 feet; thence South 52 degrees 25 minutes 36 seconds East 126.79 feet; thence North 30 degrees 52 minutes 30 seconds East 210.00 feet; thence South 59 degrees 07 minutes 30 seconds East 177.96 feet to the East line of said ¼ - ¼ Section; thence North 13 degrees 29 minutes West 311.62 feet to the point of beginning.

LESS AND EXCEPT that portion previously conveyed to Joe T. and Sandra Boddie as set forth in deed recorded in Instrument #1998-08342, in Probate Office.

Also, a 15.00-foot easement, more particularly described to the centerline as follows:

7.5-feet each side of the following described line:

Commence at the NE corner of the NW ¼ of SW ¼ of Section 16, Township 19 South, Range 1 West; thence South 88 degrees 50 minutes West along the North line of said ¼ - ¼ Section 330.25 feet; thence South 7 degrees 59 minutes 30 seconds East 310.45 feet; thence South 37 degrees 34 minutes 24 seconds West 7.50 feet to the point of beginning of said easement; thence South 52 degrees 25 minutes 36 seconds East 127.23 feet; thence South 59 degrees 07 minutes 30 seconds East 264.00 feet; thence South 35 degrees 03 minutes East 41.97 feet; thence South 25 degrees 28 minutes East 221.14 feet to the center line of Dunavant Road and the end of easement.


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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein: in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, 2 have hereunto set My hand(s) and seal(s), this 7 day of Nov, 2019.


HOLLY FAIRBANKS MCILWAIN

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HOLLY FAIRBANKS MCILWAIN whose names are 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 7th day of NOVEMBER, 2019.


Notary Public

My Commission Expires: 02/19/2023



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