

Re-Record to Correct Legal Description

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1974

SEND TAX NOTICE TO:

P.O. Box 269
Montevallo, AL 35115

20201112000518330
11/12/2020 03:53:45 PM
DEEDS 1/2

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

20201209000562130

COUNTY OF SHELBY

12/09/2020 08:25:30 AM

CORDEED 1/2

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Ninety-five Thousand and 00/100 Dollars (\$195,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Stephen L. Sewell, a single person** whose mailing address is: 2229 Chrylbe Drive Hoover 35226 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Barry Woodham** whose mailing address is: P.O. Box 269 Montevallo AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 1066 Freedom Parkway, Montevallo, AL

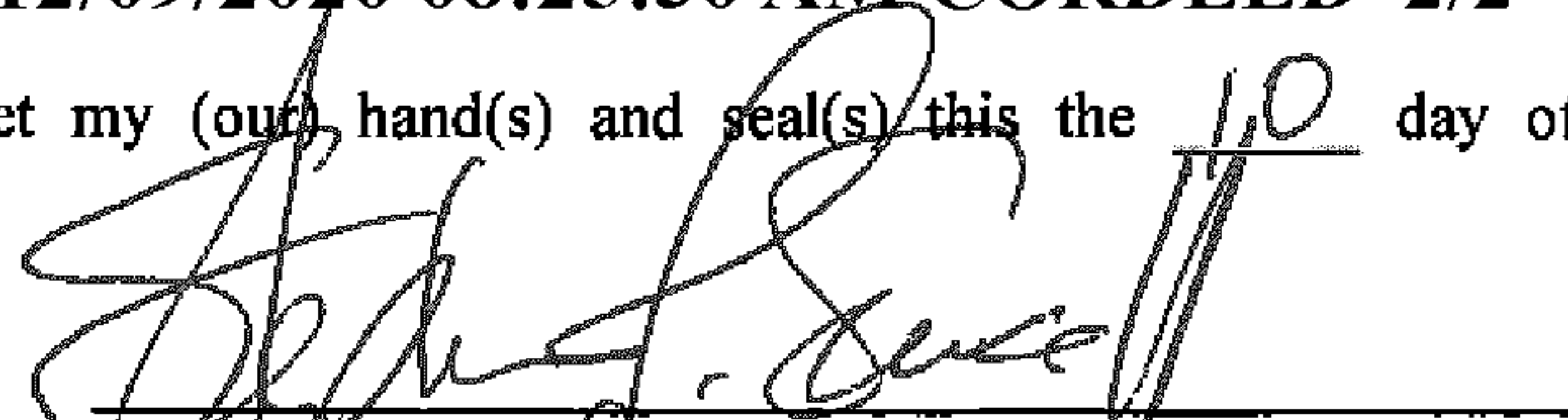
~~Lot 159, Block 8, according to the Survey of Woodland as recorded in amended Map Book 38, Page 81, in the Probate Office of Shelby County, Alabama.~~

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Lot 159, according to the Survey of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81, in the Probate Office of Shelby County, Alabama.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10 day of November, 2020.


Stephen L. Sewell

STATE OF ALABAMA

Shelby County ss:

I, Jack R Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Stephen L. Sewell** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 10th day of Nov, 2020

My Commission Expires:

10/31/2024

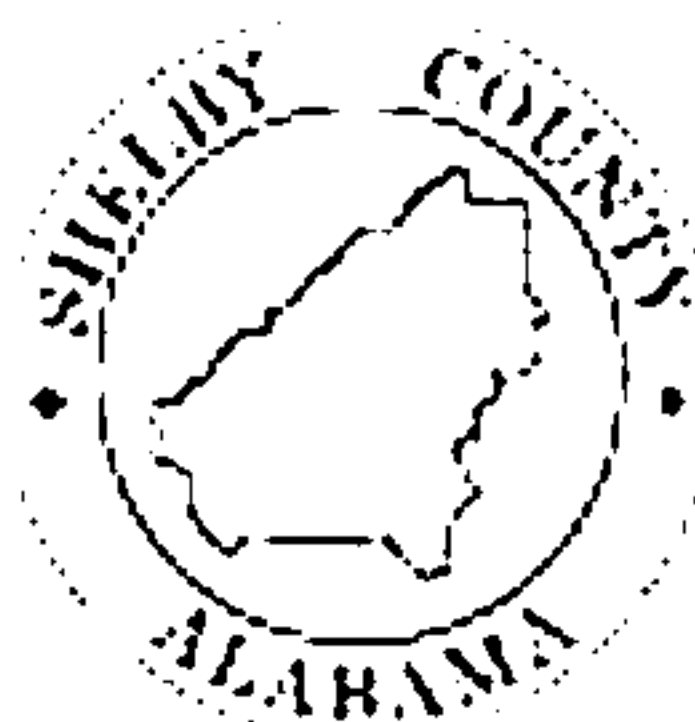

Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/09/2020 08:25:30 AM
\$26.00 CHARITY
20201209000562130

Allie S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2020 03:53:45 PM
\$220.00 CHARITY
2020112000518330

Allie S. Bayl