

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Timothy W. Kent & Ashley Kent
2063 Hwy 32
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) CORRECTIVE

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Twenty Thousand Three Hundred Ten and No/00 Dollars (\$120,310.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Dorothy J. Walton, unmarried, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Timothy Walker Kent and Lauren Ashley Kent (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR CORRECTIVE LEGAL DESCRIPTION.

Subject to 2022 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Dorothy J. Walton is the surviving spouse of Billy L. Walton, who having died on or about April 18, 2022. Dorothy J. Walton and Billy L. Walton were married at the time of his death.

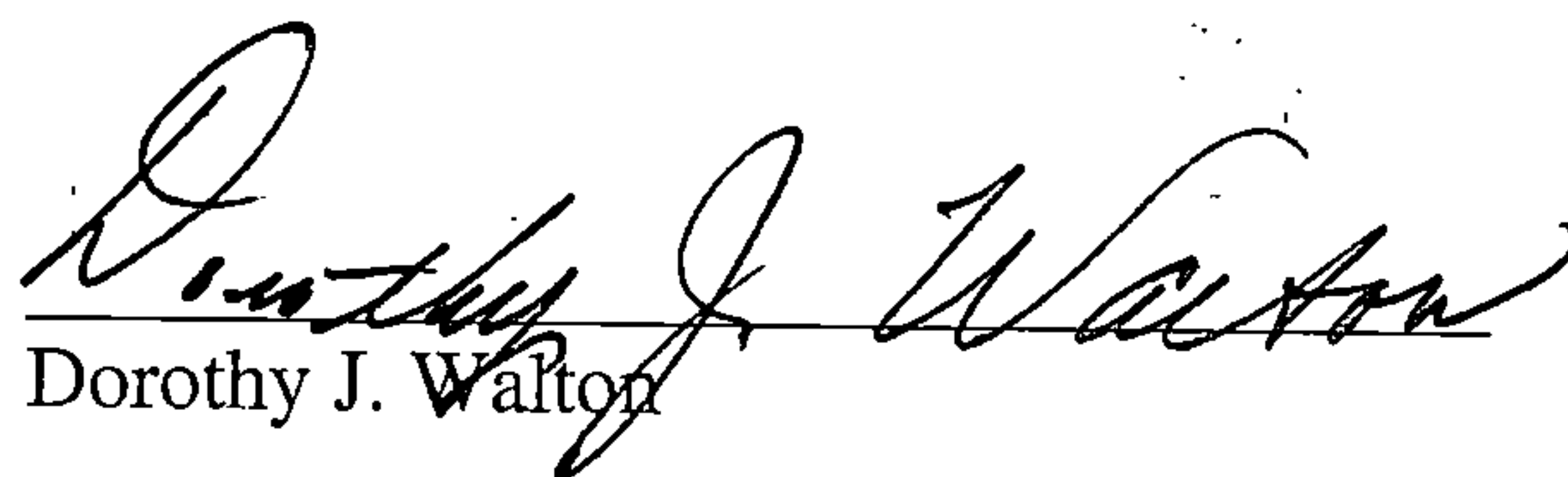
(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This corrective deed is being recorded to correct the legal description in deed recorded in Instrument #20220711000273180.


TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of July, 2022.


Dorothy J. Walton

STATE OF ALABAMA
SHELBY COUNTY


20220725000290950 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
07/25/2022 03:07:47 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dorothy J. Walton, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of July, 2022.

My Commission Expires: 5/24/2024


Notary Public

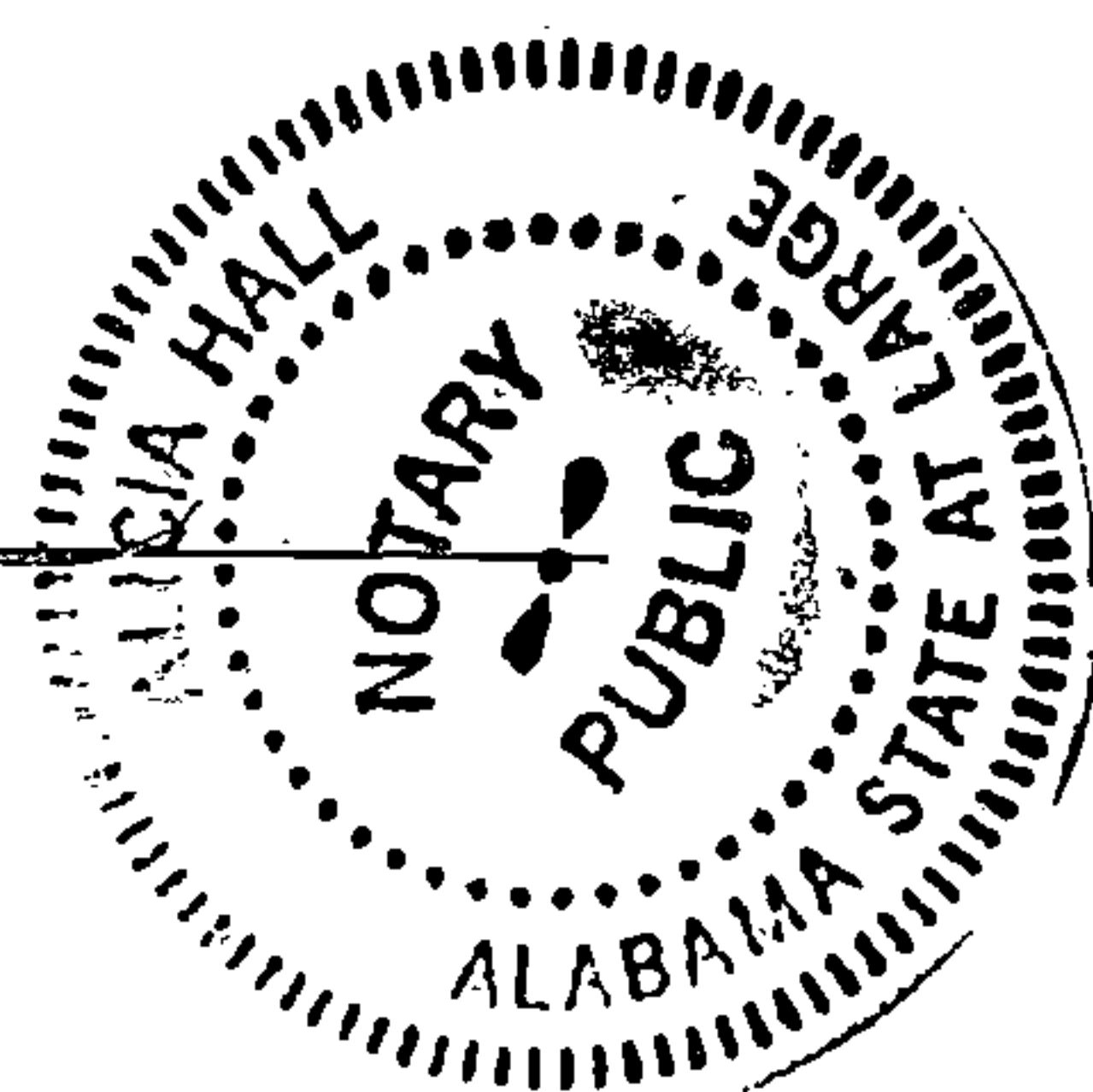
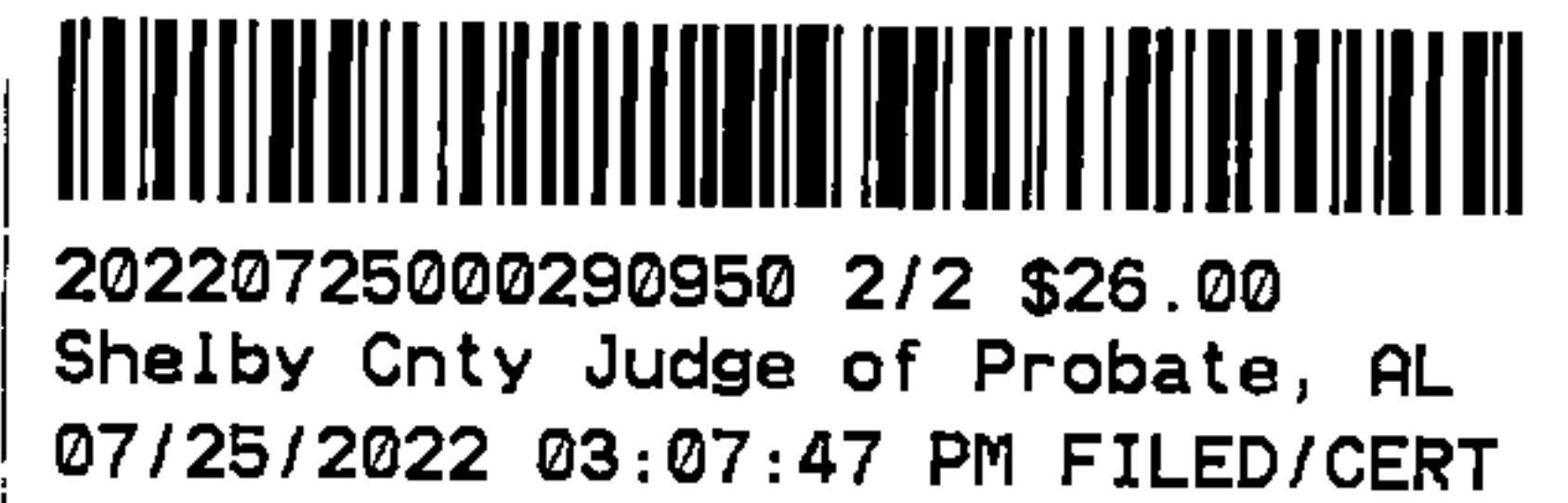


EXHIBIT "A"
CORRECTIVE
LEGAL DESCRIPTION



Lots 1 and 2, according to the Walton Family Subdivision plat, as recorded in Map Book 44, Page 83, in the Probate Office of Shelby County, Alabama.

ALSO:

All that part of the North $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 6, Township 20 South, Range 1 East lying East of Pumpkin Swamp Road and North of Dorrough Road, LESS AND EXCEPT Instrument #2002-09834, Instrument #20130905000361910 and Real Book 325-978, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.