

This instrument was prepared by:
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McBride Richardson, P.C.
225 Grant Street, SE
Decatur, Alabama 35601

No examination of title requested and none performed.
Legal description provided by Grantor.

CORRECTIVE CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA §
COUNTY OF SHELBY §

20160520000172040 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/20/2016 10:21:07 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, **P & M Corporation**, an Alabama corporation, and **Jane Ann Ford**, a married woman, (herein referred to as GRANTOR, whether one or more), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Christina P. Killcreas**, (herein referred to as GRANTEE, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

The one-fourth (1/4) undivided interest referred to in the deed recorded as instrument number 20131107000440690 in the Probate Records of Shelby County, Alabama, described as follows:

Lot 1, Mankin Family Subdivision, a Family Subdivision situated in the SE1/4 of Section 8, Township 21 South, Range 2 West, Shelby County, Alabama, as shown by map or plat thereof on file and of record in the office of the Judge of Probate of Shelby County, Alabama, in Map Book 43 at Page 101.

Subject to covenants and restrictions of record, easements, restrictions, set backs, and all other matters appearing on the plat for Mankin Family Subdivision, and current ad valorem property taxes, which are assumed by the Grantee. Said property is not the homestead of the married Grantor or that her spouse.

*** (This deed is given to perfect title by correcting the erroneous deed recorded as instrument number **20131107000440690** in the Probate Records of Shelby County, Alabama, which erroneously conveyed the one-fourth (1/4) undivided interest of Jane Ann Ford to P & M Corporation, rather than to Christina P. Killcreas. By the execution of this deed, P & M Corporation is vested with a one-half (1/2) undivided interest in and to said property and Christina P. Killcreas is vested with a one-half (1/2) undivided interest in and to said property.)

Grantees' Address: _____

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

And said GRANTOR for himself/herself/itself, his/her/its successors, heirs, and assigns covenants with the said Grantee, his, her or their heirs and assigns, that he/she/it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that he/she/it has a good right to sell and convey the same as aforesaid; that he/she/it will, and his/her/its successors, heirs, and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **P&M Corporation**, by its President and Secretary, who is/are authorized to execute this conveyance, and **Jane Ann Ford**, individually, hereto set his/her/its signature and seal this the 18 day of April, 2016.

P & M Corporation, an Alabama Corporation

By: _____
Jane Ann Ford, Its President

By: _____
Karl Pfeiffer, Its Secretary

Jane Ann Ford



STATE OF ALABAMA

COUNTY OF MORGAN

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jane Ann Ford**, whose name as **President of P&M Corporation**, an Alabama corporation, 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, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal, this the 18 day of ^{May}~~April~~, 2016.

(NOTARY SEAL)

Valerie C. Christensen
NOTARY PUBLIC

My Commission Expires: 6-13-2018

STATE OF ALABAMA

COUNTY OF _____

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Karl Pfeiffer**, whose name as **Secretary of P&M Corporation**, an Alabama corporation, 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, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal, this the ____ day of April, 2016.

(NOTARY SEAL)

NOTARY PUBLIC

My Commission Expires:

STATE OF ALABAMA

COUNTY OF MORGAN

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jane Ann Ford**, whose name 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 the 18 day of ^{May}~~April~~, 2016.

(NOTARY SEAL)

Valerie C. Christensen
NOTARY PUBLIC

My Commission Expires: 6-13-2018

DEEDS\CORR.Corp&Indiv2Indiv

file no:134098 (Ford)


20160520000172040 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
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