

This instrument prepared by:
John H. Henson
2409 Acton Road
Suite 109
Birmingham, AL 35243

SEND TAX NOTICE TO:
Joseph Kirk Cuevas
Alicia Cuevas
2323 Forest Lake Ln.
Sterrett, Alabama 35147

CORRECTIVE WARRANTY DEED

20160801000268870

08/01/2016 09:00:24 AM

CORDEED 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred ~~Thirty~~ Thousand And No/100 Dollars (\$130,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Tina Marie Deford, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Joseph Kirk Cuevas and Alicia Cuevas (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 212, according to the Map and Survey of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama.

Note: This deed is to replace the deed recorded in Instrument #20110603000163540 which failed to include the Grantor's marital status and the signature of the notary public.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for the Grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee ~~simple~~ of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 25, 2016.

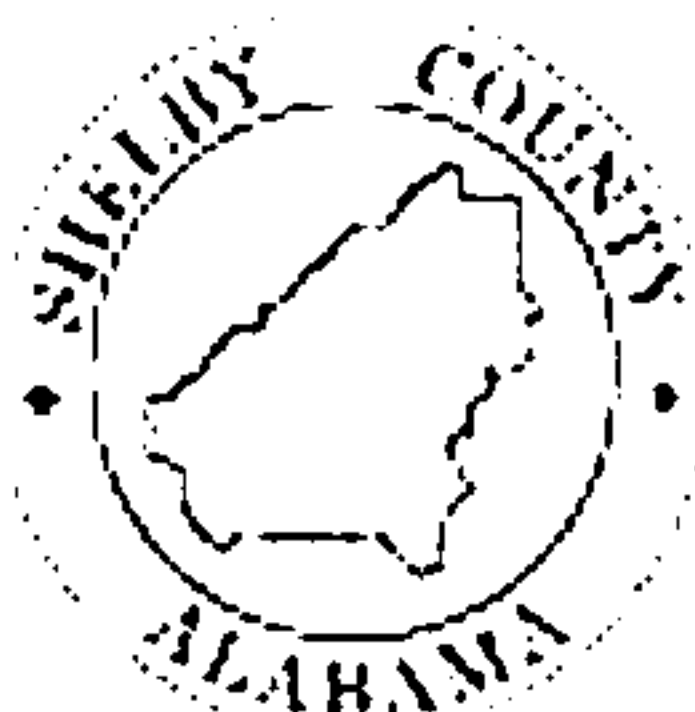
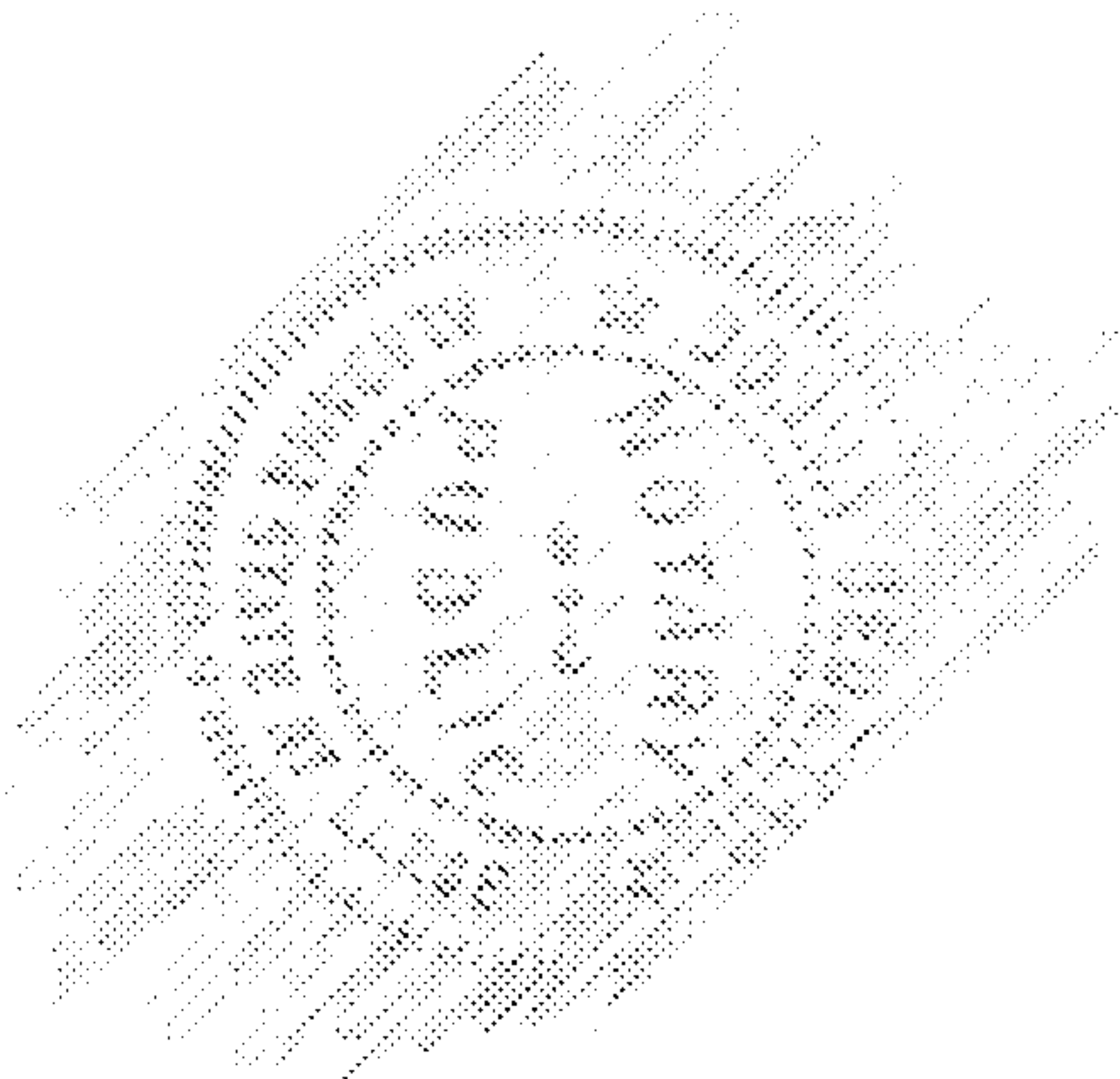
Tina Marie Deford
Tina Marie Deford

STATE OF Alabama
Madison COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tina Marie Deford 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 on 25 day of July, 2016.

Anna Bedekar
Notary Public
Commission Expires: 02/05/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2016 09:00:24 AM
\$19.00 CHERRY
20160801000268870

James W. Fuhrmeister