

20170111000010130
01/11/2017 10:33:35 AM
CORDEED 1/2

THIS IS A CORRECTIVE WARRANTY DEED TO ADD THE MARITAL STATUS OF THE GRANTORS TO THE DEED RECORDED IN INSTRUMENT NO. 20030314000155950 AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
John Vanderford
201 BROADMOOR CIR
Birmingham AL 35207

**CORRECTIVE
WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE AND NO/100 DOLLARS (\$1.00) AND TO CORRECT TITLE**, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **JAMES C. MOORE and wife, MARGARET MOORE**, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **JOHN W. VANDERFORD AND ANNA D. VANDERFORD**, (herein referred to as Grantee), 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**, to-wit:

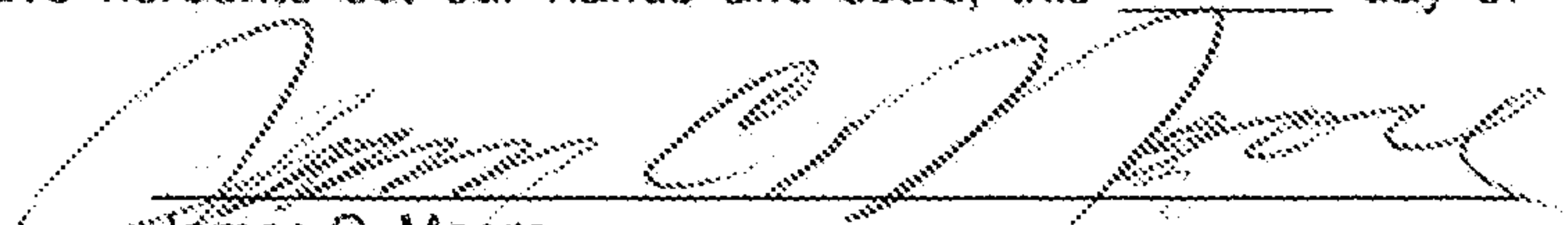
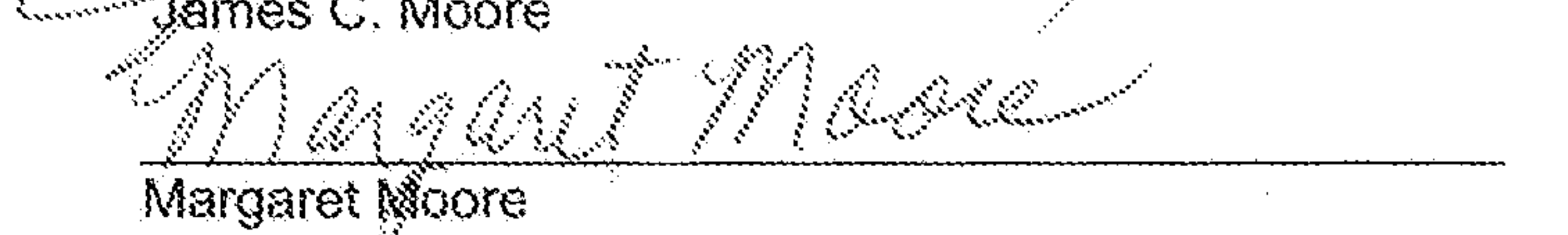
LOT 443, ACCORDING TO THE SURVEY OF WEATHERLY BROADMOOR ABBEY, SECTOR 25, AS RECORDED IN MAP BOOK 21, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This conveyance is made subject to: 1. All restrictions, covenants, rights of ways and easements of record. 2. All mineral and mining rights are excepted. 3. Ad valorem taxes for the year 2017.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns forever.

And said Grantors do, for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 10th day of December, 2016.


James C. Moore

Margaret Moore

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES C. MOORE, and MARGARET MOORE whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December, 2016.



Cynthia Reynolds Spriggs
Notary Public
My Commission Expires: 22 Oct 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2017 10:33:35 AM
\$19.00 CHERRY
20170111000010130

James W. Fuhrmeister