

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
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Send Tax Notice To:  
Jan R. Sweatman  
165 Valley View Circle  
Pell City, AL 35128



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Shelby Cnty Judge of Probate, AL  
03/31/2017 01:41:19 PM FILED/CERT

**CORRECTIVE WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**JAN R. SWEATMAN, A MARRIED WOMAN**

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

**JAN R. SWEATMAN, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE JAN R. SWEATMAN REVOCABLE TRUST, DATED JANUARY 28, 1998, AND ANY AMENDMENTS THERETO**

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 22, according to the 2<sup>nd</sup> Amended Plat of Amended Plat of Brae Sector of Greystone Farms, as recorded in Map Book 19, Page 141, in the Probate Office of Shelby County, Alabama. Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

This deed is being executed to correct the date of the Trust for the Grantee in that certain warranty deed recorded at Instrument number 20090417000141230 recorded on April 17, 2009. That deed shows the name of the Grantee as Jan R. Sweatman as Trustee of the Jan R. Sweatman Revocable Trust date January 1, 1998. The date of the Trust should have been January 28, 1998.

The above described property does not constitute the homestead of the Grantor or the Grantor's Spouse.

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

*THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.*

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

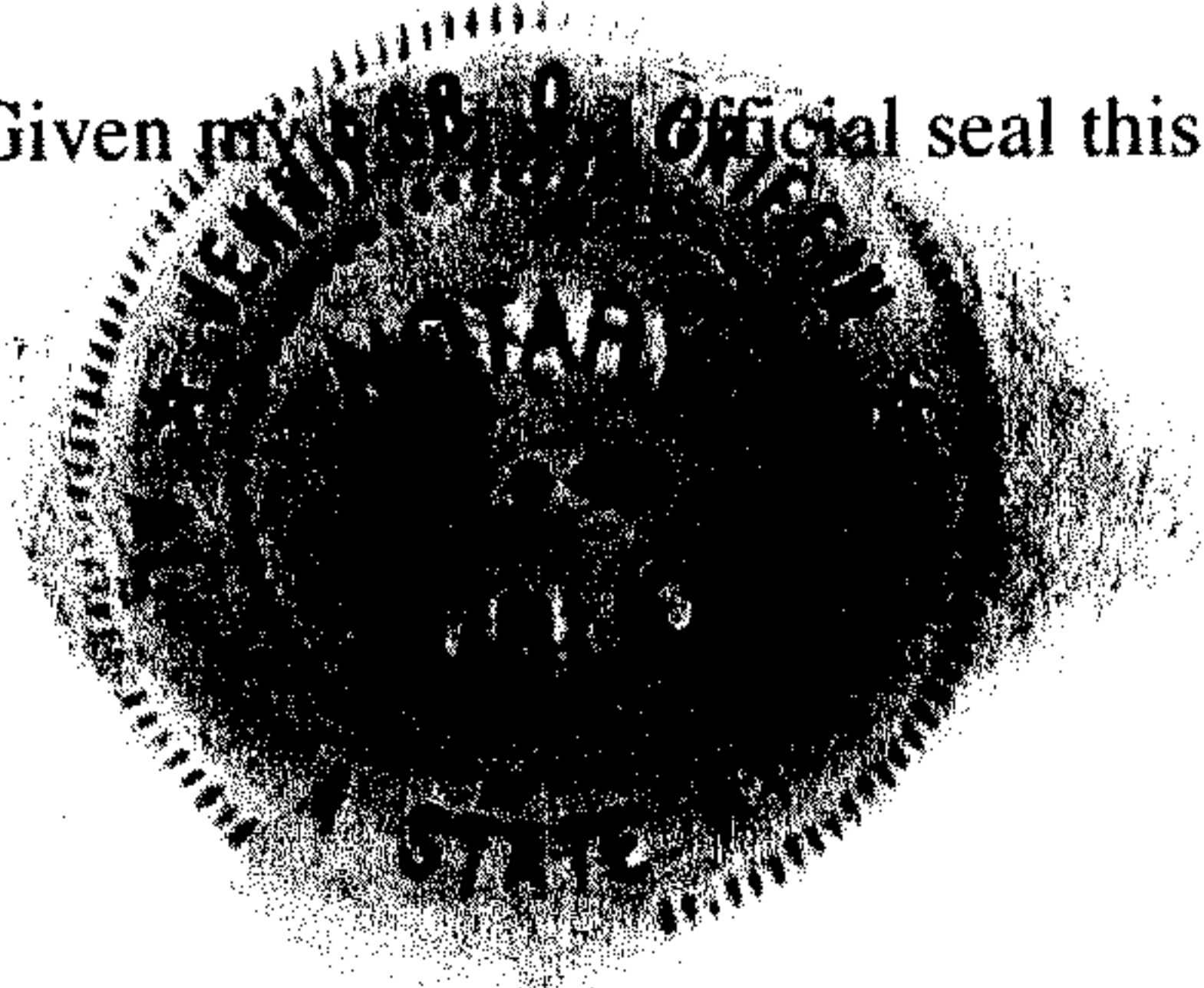
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27 day of MARCH, 2017.

JAN R. SWEATMAN

STATE OF ALABAMA )  
JEFFERSON COUNTY ) **GENERAL ACKNOWLEDGEMENT:**

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Jan R. Sweatman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my official seal this 27 day of March, 2017.



Notary Public  
My Commission Expires: 9/25/2018