

20171206000436830
12/06/2017 09:30:14 AM
CORDEED 1/2

Send tax notice to: Lindsey C. Adams, 2054 Kerry Circle, Calera, Al. 35040

Prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160, Birmingham Al. 35243

CORRECTIVE
GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, this deed made this 31st day of October 2017 by and between **Cornerstone Building, LLC**, an Alabama limited liability corporation, whose mailing address is: 2232 Cahaba Valley Dr. Birmingham Al. 35242

(herein referred to as Grantor) and **Lindsey C. Adams**, whose mailing address is: 2054 Kerry Circle, Calera, Al. 35040 (herein referred to as Grantee):

WITNESSETH THAT:

The Grantor does hereby for and in consideration of One hundred forty-nine thousand nine hundred and no/100 (\$149,900.00) Dollars **the amount of which can be verified in the Sales Contract between the parties hereto**, , in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in **Shelby** County, Alabama, the address of which is **2054 Kerry Circle, Calera, Al. 35040** to-wit:

Lot 59, according to the Survey of Kinsale Garden Homes, 3rd Sector, as recorded in Map Book 41, page 90 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$119,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

This deed corrects the deed recorded in Inst. #20171102000397060 recorded on 11/2/17 by showing the correct legal description as only Lot 59.

TO HAVE AND TO HOLD, unto the said Grantee, his her or their heirs and assigns or its successors, forever.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it, will and its successors and assigns 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, the Grantor, by its Member Don Acton, as Member of Cornerstone Building, LLC, who is authorized to execute this conveyance hereto set its signature and seal this the 31st day of October, 2017.

CORNERSTONE BUILDING, LLC



BY:
ITS MEMBER

State of ALABAMA
County of JEFFERSON

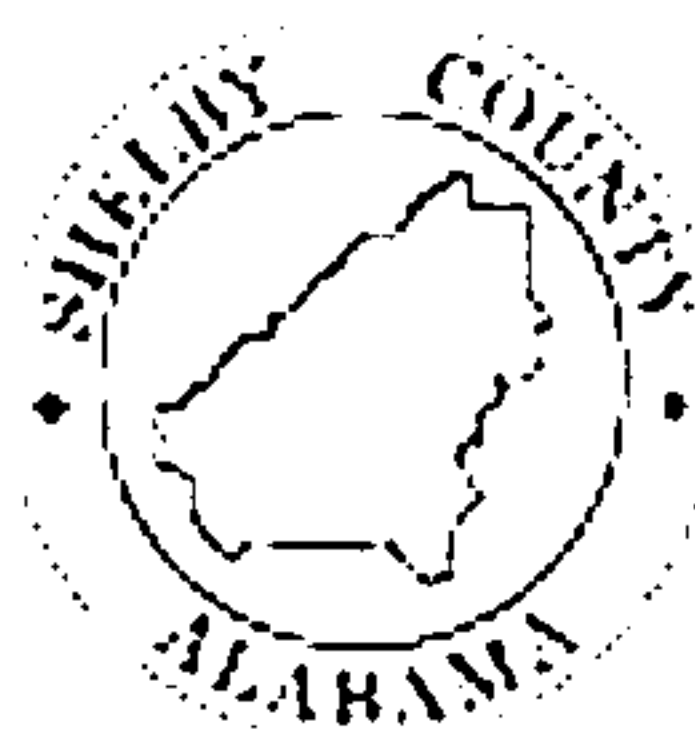
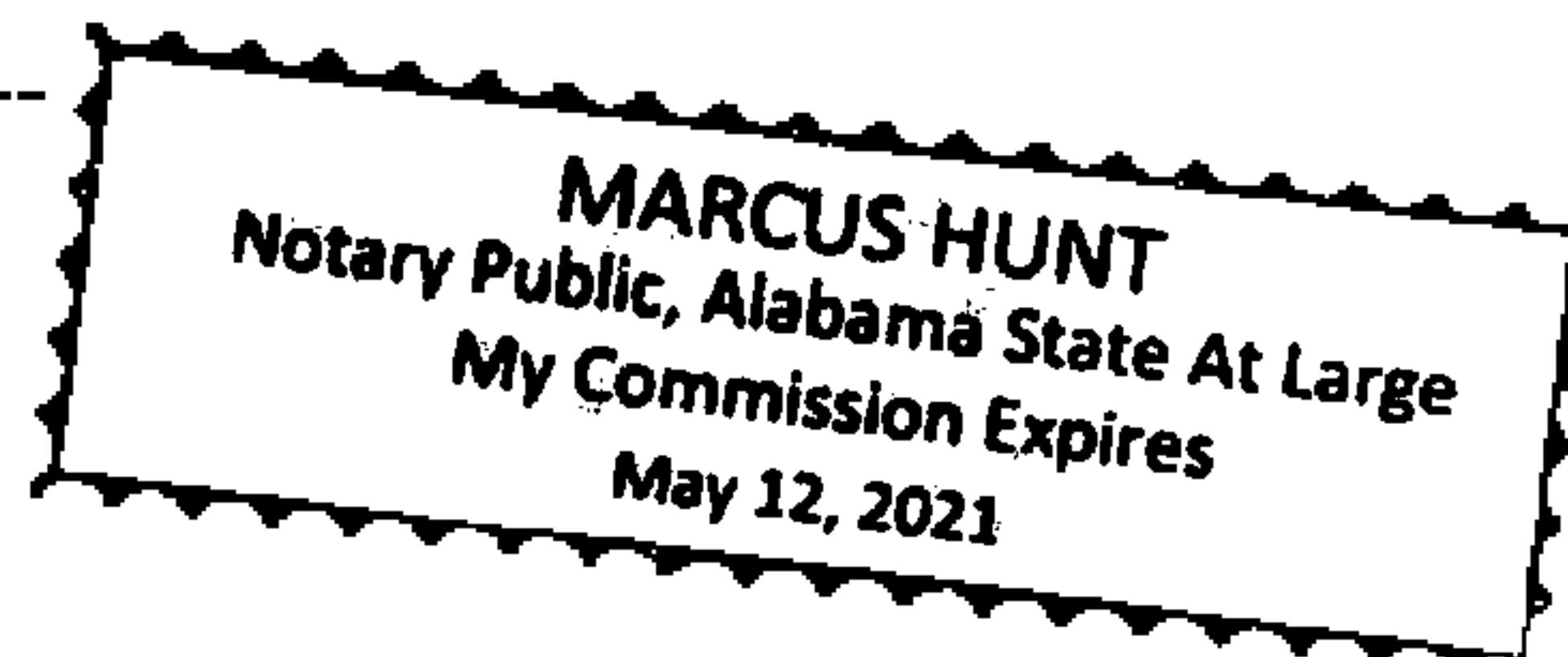
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Don Aeton whose name as Member Of Cornerstone Building, LLC, an Alabama Limited Liability corporation and whose name is signed to the foregoing instrument and who is known to me acknowledged before me on this day that being informed of the contents of said instrument that he as such Member and with full authority executed the same voluntarily and as act of said Limited Liability Corporation.

Given under my hand and official seal this the 31st day of October, 2017.



NOTARY PUBLIC

My commission expires: 5/12/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/06/2017 09:30:14 AM
\$19.00 CHERRY
20171206000436830

