

****THIS IS TO CORRECT THE SELLER VESTING****

in Deed recorded 6/28/17 Inst# 20170628000231410

FILE NO: V17-033

Send Tax Notice To: Mauricio Cruz-Gonzalez

656 Barkley Circle
Alabaster, AL 35007

20171212000443700

STATE OF ALABAMA)
SHELBY COUNTY)

12/12/2017 03:53:04 PM

CORDEED 1/2

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of TEN DOLLARS AND NO CENTS (\$10.00), and other good and valuable consideration, **the amount of which can be verified in the Sales Contract between the parties hereto and the HUD-1 Closing Statement**, this day in hand paid to the undersigned GRANTOR'S, in hand paid by the GRANTEE'S herein, **CHRISTINA LYNN POE AND ANDREW POE, BY AND THROUGH HIS ATTORNEY IN FACT, CHRISTINA LYNN POPE, HUSBAND AND WIFE**, whose mailing address is 104 Indian Landing Road, Pelham, AL 35124 (hereinafter referred to as GRANTORS), the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **MAURICIO CRUZ-GONZALEZ, A SINGLE MAN, Whose mailing address is; 656 Barkley Circle, Alabaster, AL 35007** (hereinafter referred to as GRANTEE) the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, **the address of which is 56 Barkley Circle, Alabaster, AL 35007**; to-wit:

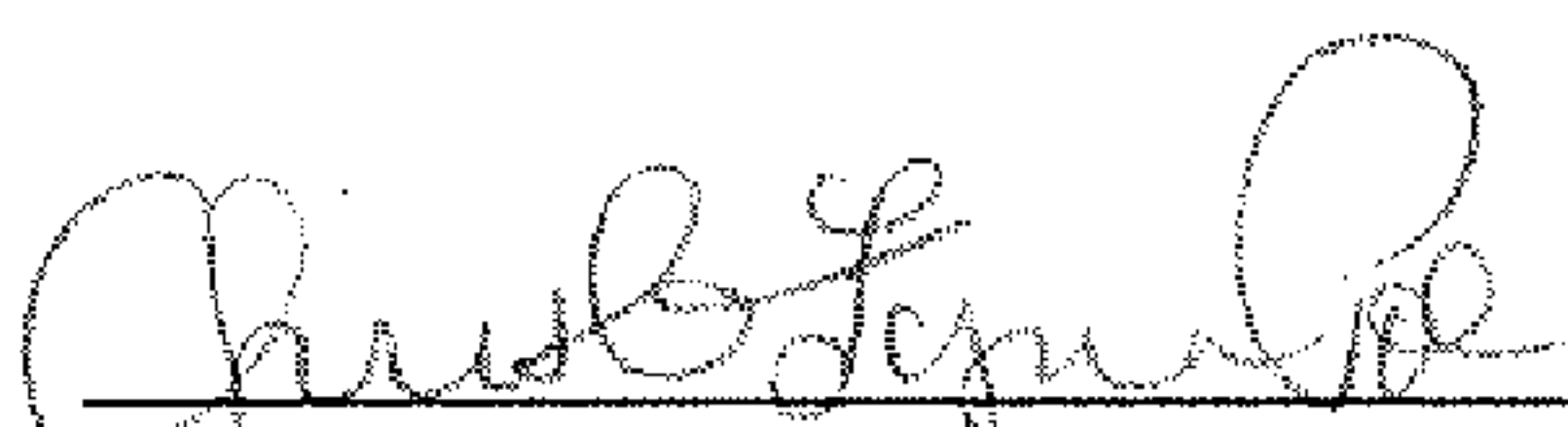
LOT 223, ACCORDING TO THE MAP OF SILVER CREEK, SECTOR II, PHASE I, AS RECORDED IN MAP BOOK 29, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

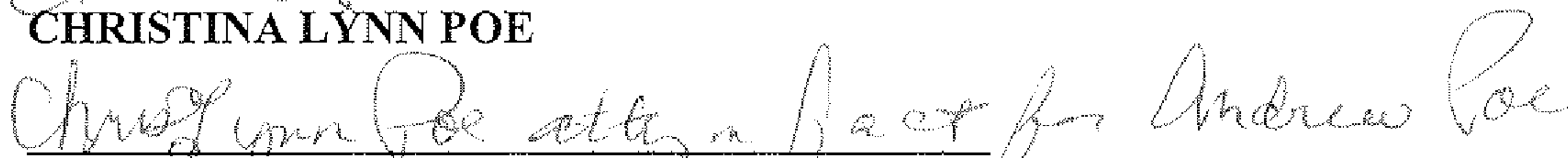
The Mortgage of Record for this Deed in the amount of \$167,000.00 recorded 06/28/2017 number 20170628000231420

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE'S, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR'S are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS has hereunto set their hands and seals this the 19th day of JUNE, 2017.


CHRISTINA LYNN POE

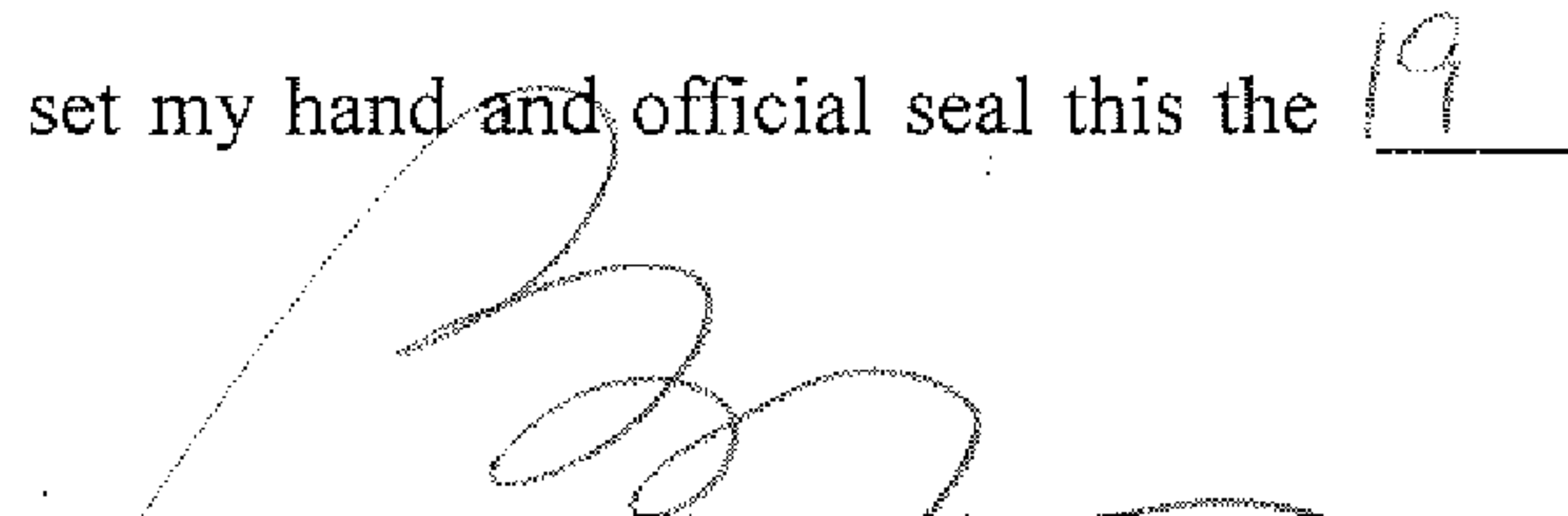

ANDREW POE, BY AND THROUGH HIS ATTORNEY IN FACT, CHRISTINA LYNN POE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, BRIAN M. CLOUD, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CHRISTINA LYNN POE**, is signed to the foregoing conveyance, and who is known to me, knowingly and willingly acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 19 day of June, 2017.

Brian M. Cloud
Notary Public
Alabama State at Large
Expires: 12/11/21



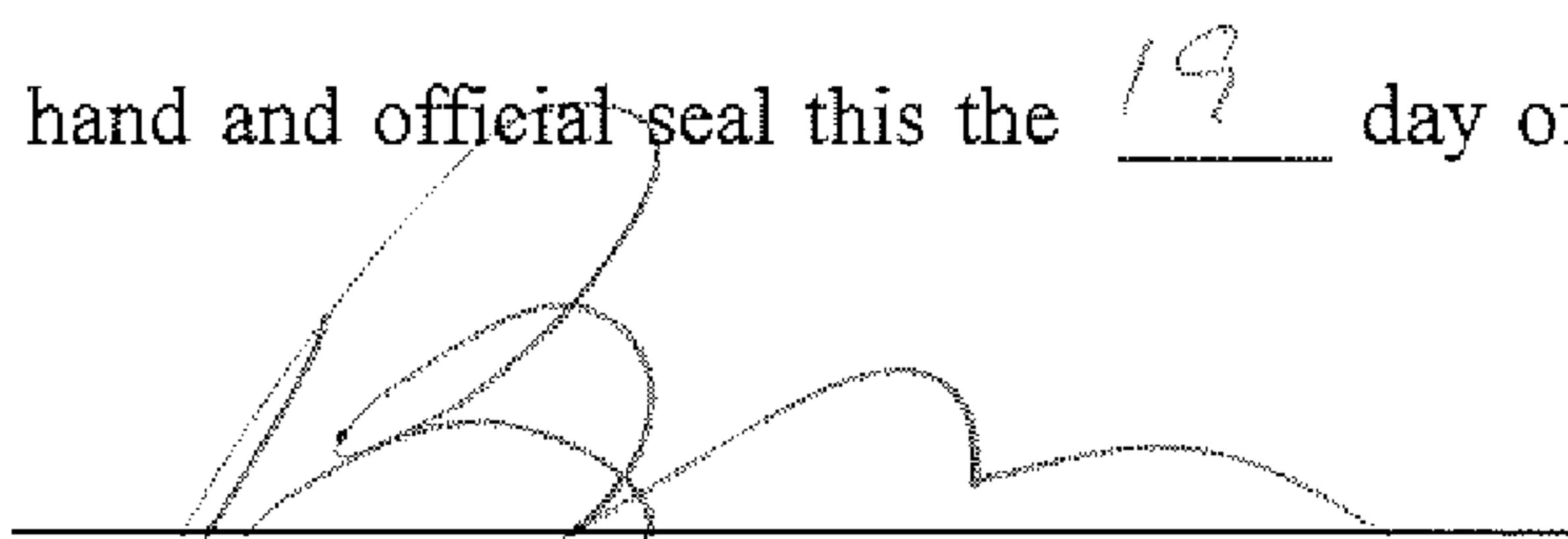
NOTARY PUBLIC
My Commission Expires: 12/11/21

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, BRIAN M. CLOUD, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that **CHRISTINA LYNN POE**, whose name as attorney-in-fact for **ANDREW POE**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date, being informed of the contents of the conveyance, .She in full capacity as such attorney-in-fact, and with full authority, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 19 day of JUNE, 2017.

Brian M. Cloud
Notary Public
Alabama State at Large
Expires: 12/11/21



NOTARY PUBLIC
My Commission Expires: 12/11/21

THIS INSTRUMENT PREPARED BY:
Brian M. Cloud, Esquire
Cloud & Willis, LLC
201 Beacon Parkway West, Suite 400
Birmingham, Alabama 35209
(205) 322-6060



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/12/2017 03:53:04 PM
\$19.00 CHERRY
20171212000443700

