

20171228000462400 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
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This instrument was prepared by:
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STATE OF ALABAMA)

SHELBY COUNTY)

CORRECTIVE WARRANTY DEED

****This Corrective Warranty Deed is being recorded to correct the legal description found in that certain Warranty Deed recorded in Instrument No. 20131209000474700 in the Office of the Judge of Probate of Shelby County, Alabama and to clarify the marital status of the grantor.****

Know All Men by These Presents:

That in consideration of \$10.00 to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I, R.J. Hughes, a ✓ *married* unmarried person, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Eric Gruschow (herein referred to as grantee) the following described real estate, situated in Shelby County, Alabama, to-wit:

The NE 1/4 of the NW 1/4 of Section 5, Township 22 South, Range 1 East, less and except the following described lot:

Begin at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 5, Township 22 South, Range 1 East; thence run North along the East line of said 1/4 - 1/4 section, a distance of 208.71 feet; thence turn an angle of 89 degrees 00 minutes 14 seconds to the left and run a distance of 208.71 feet; thence turn an angle of 90 degrees 59 minutes 46 seconds to the left and run a distance of 208.71 feet to the South line of said 1/4 - 1/4 section; thence turn an angle of 89 degrees 00 minutes 14 seconds to the left and run East along the South line of said 1/4 - 1/4 section a distance of 208.71 feet to the Point of Beginning, situated in Shelby County, Alabama.

To the extent the Grantor herein is married, the property conveyed hereby does not constitute the homestead property of said Grantor or his spouse.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever. And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his heirs and

assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 31 day of October, 2017


R.J. Hughes, L.S.

STATE OF ALABAMA)

_____ COUNTY)

I, Amy Marie Glenn Notary Public, in and for said County in said State, hereby certify that R.J. Hughes, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 31 day of October, 2017.


Notary Public

My commission expires: 2/21/19

