

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

GRANTEE'S ADDRESS:
Justin Womack and Katherine Claire Wilson
1750 Butler Road
Alabaster, AL 35007

20180209000043390
02/09/2018 12:27:27 PM
CORDEED 1/2

STATE OF ALABAMA)
COUNTY OF SHELBY)

CORRECTED JOINT SURVIVORSHIP DEED

This deed is being corrected and re-recorded as the original deed recorded at 20180206000039970 contained the wrong legal description. This deed corrects that error

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY FIVE THOUSAND and NO/100 (\$135,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Joshua McDaniel, a single person**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Justin Womack and Katherine Claire Wilson** (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 4, according to the Survey of Meadowview Fourth Sector, as recorded in Map Book 27, Page 29 and Map Book 27, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address is **1750 Butler Road, Alabaster, AL 35007**

\$132,554.00 of the above-recited purchase price was paid from a first mortgage loan closed simultaneously herewith, and a second mortgage of \$4,050.00.

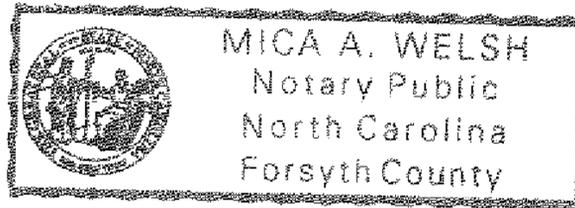
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 herein above 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 GRANTOR will, and GRANTOR'S 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 GRANTOR has hereunto set his hand and seal this February 1, 2018

Joshua McDaniel
Joshua McDaniel

STATE OF North Carolina
COUNTY OF Forsyth



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joshua McDaniel, 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this February 1, 2018

Mica A. Welsh
NOTARY PUBLIC

My Commission Expires: October 2, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/09/2018 12:27:27 PM
\$19.00 CHERRY
20180209000043390

James W. Fuhrmeister