

This is a Corrective Warranty Deed Jointly For Life With Remainder To Survivor to add the Declaration of Protective Covenants exception.

This deed has been prepared without benefit of current title opinion.

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
JENNIFER O'BRIEN ANCHORS & ROBERT CHAD ANCHORS  
1042 INDEPENDENCE COURT  
ALABASTER, ALABAMA 35007

**CORRECTIVE WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, JEANNENE P. O'BRIEN and husband, GERALD D. O'BRIEN, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto JENNIFER O'BRIEN ANCHORS and husband, ROBERT CHAD ANCHORS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 2A of the Resurvey of O'Brien Family Subdivision as recorded in Map Book 50, Page 5A, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.
3. Declaration of Protective Covenants for O'Brien Family Subdivision recorded at Instrument #20181116000406620 in the Shelby County Judge of Probate's Office.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our



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heirs, executors and administrators 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, we have hereunto set our hands and seals this 12<sup>th</sup>  
day of December, 2018.

Jeannene P. O'Brien  
JEANNENE P. O'BRIEN

Gerald D. O'Brien  
GERALD D. O'BRIEN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JEANNENE P. O'BRIEN and husband, GERALD D. O'BRIEN, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of December,  
2018.

Wendy R. Namyokus  
NOTARY PUBLIC  
My Commission Expires: 8/3/22



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Grantor's Name:  
JEANNENE P. O'BRIEN & GERALD D. O'BRIEN

Mailing Address:  
2707 HIGHWAY 52  
HELENA, ALABAMA 35080

Property Address:  
2711 Highway 52  
Helena, AL 35080

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

Grantee's name:  
JENNIFER O'BRIEN ANCHORS & ROBERT CHAD ANCHORS

Mailing Address:  
1042 INDEPENDENCE COURT  
ALABASTER, ALABAMA 35007

Date of Sale: \_\_\_\_\_, 2018

Total Purchase Price: \$500.00

or

Actual Value


or

Assessor's Market Value

☐ Front of Foreclosure Deed

☐ Appraisal

☒ Other verbal agreement

  
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