

This Warranty Deed is being recorded as Corrective to replace that certain Warranty Deed recorded in Instrument # 20130506000186220, Probate Office of Shelby County, Alabama, to correct the legal description to show the correct Lot number.

Send tax notice to:
GARY M. HUBBARD
4948 STONECREEK WAY
CALERA, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2013186

Shelby COUNTY

CORRECTIVE
WARRANTY DEED

20190123000024290
01/23/2019 01:56:18 PM
CORDEED 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is PO Box 612, Helena, AL 35080** (hereinafter referred to as “Grantor”) by GARY M. HUBBARD and SARA L. HUBBARD, HUSBAND AND WIFE, **whose property address is 4948 Stonecreek Way, Calera, AL 35040** (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 43, ACCORDING TO THE FINAL PLAT OF STONE CREEK, PHASE 5, PLAT ONE, LAKE SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 22, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
3. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
4. RIGHT(S) OF WAY TO SHLEBY COUNTY, AS RECORDED IN DEED BOOK 211, PAGE 620.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 103, PAGE 170, DEED BOOK 136, PAGE 330; DEED BOOK 129, PAGE 451 AND DEED BOOK 205, PAGE 674.
6. RIGHT(S) OF WAY TO SOUTHERN NATURAL GAS COMPANY, AS RECORDED IN DEED BOOK 88, PAGE 564 AND DEED BOOK 90, PAGE 241.
7. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 20031248000915660.
8. EASEMENTS, RIGHTS AND PRIVILEGES IN FAVOR OF ALABAMA POWER COMPANY AS SET FORTH IN INSTRUMENT RECORDED AS INSTRUMENT NO. 20071114000522170.
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND RELEASE OF DAMAGES RELATING THERETO AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.

\$132,653.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY, LLC, by BILLY GOSSETT its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 13th day of June, 2013.

SIERRA BUILDING COMPANY, LLC

By: 

BILLY GOSSETT
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY GOSSETT, whose name MEMBER as of SIERRA BUILDING COMPANY, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 13th day of June , 2013.

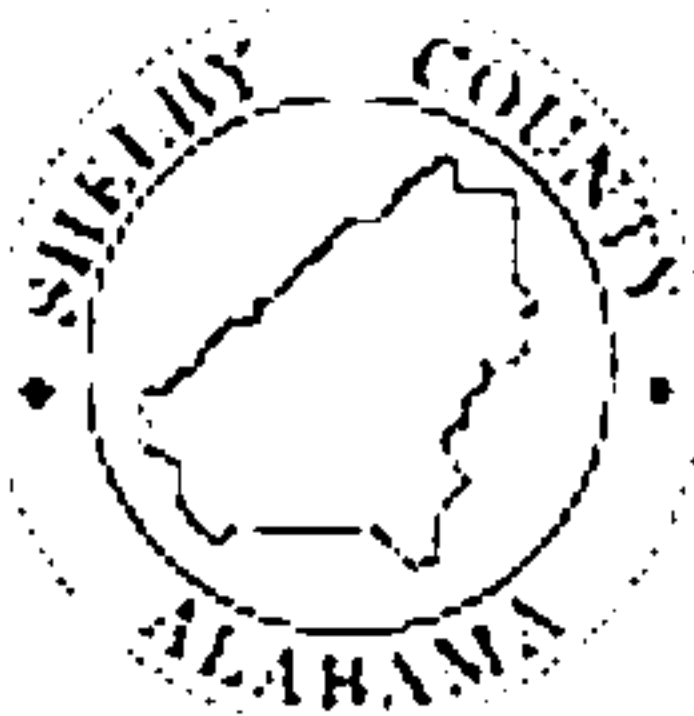




Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2019 01:56:18 PM
\$19.00 CHARITY
20190123000024290

