

Send tax notice to:

Gene Peoples
Esther Peoples
396 Mimosa Road
Leeds, AL 35094
TVL1900036

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) **the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Gene Peoples and Esther Peoples, husband and wife, whose mailing address is: 396 Mimosa Road, Leeds, AL 35094** (hereinafter referred to as "Grantors"), by **Gene Peoples and Esther Peoples** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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:

All that part of West 1/2 of the NE 1/4 of SW 1/4 of Section 33, Township 17, Range 1 East lying South and Southeast of the public dirt road known as Dunnivant Wye Loop.

Said deed is being prepared and recorded to correct said deed that was recorded in Instrument 20060501000203950. Said deed contained an incorrect legal.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Gene Peoples and Esther Peoples have hereunto set their signatures and seals on March 1, 2019.


Gene Peoples

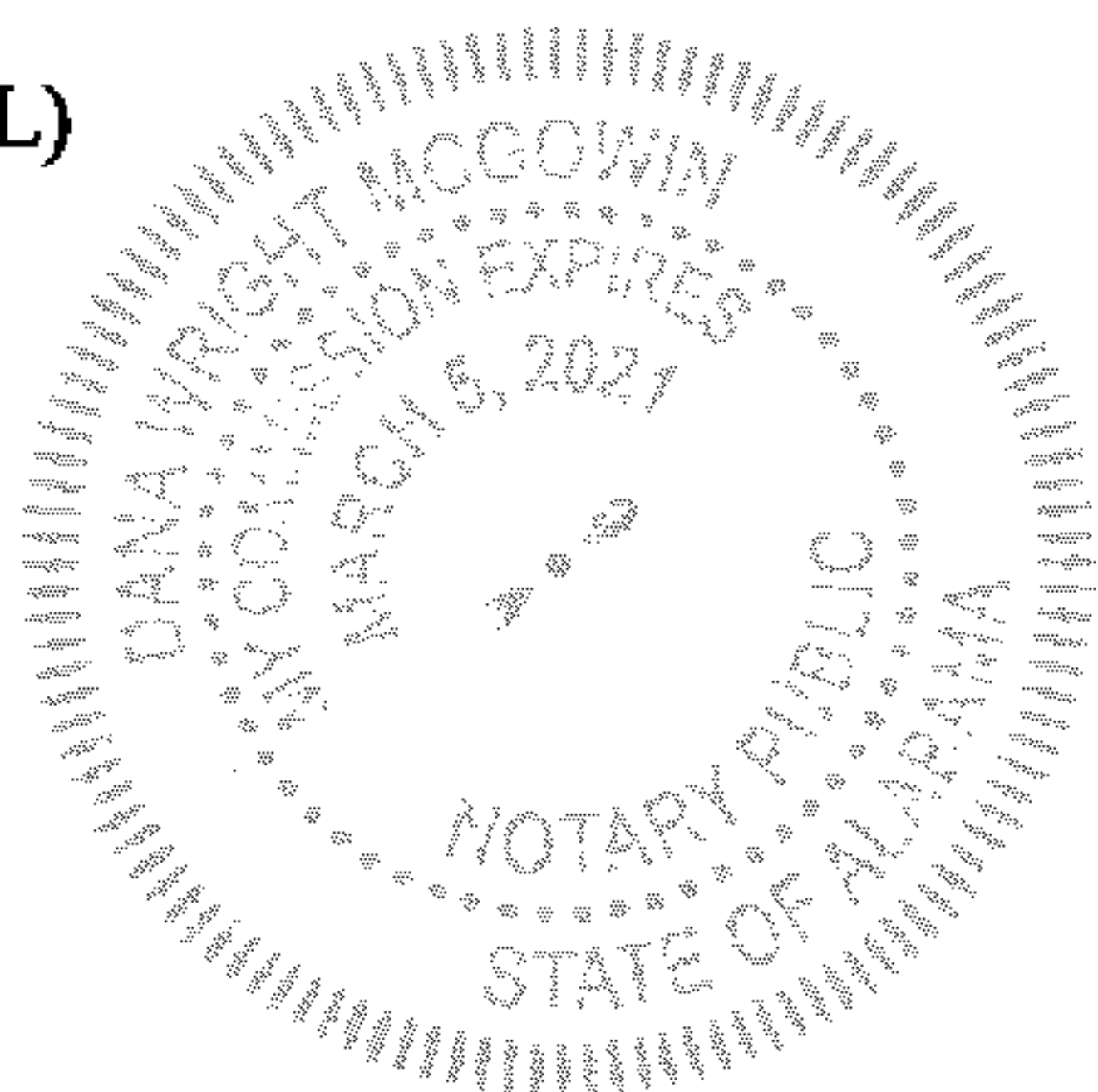

Esther Peoples

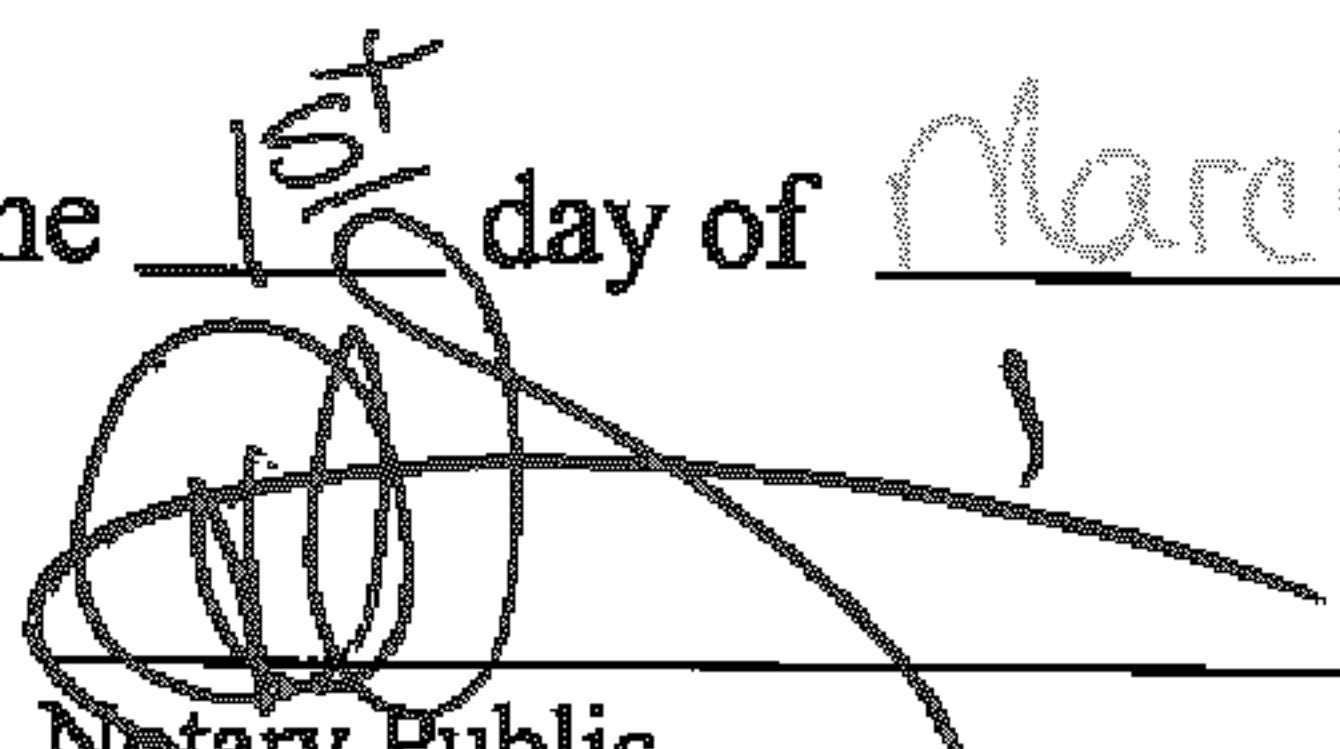
STATE OF ALABAMA
COUNTY OF JEFFERSON

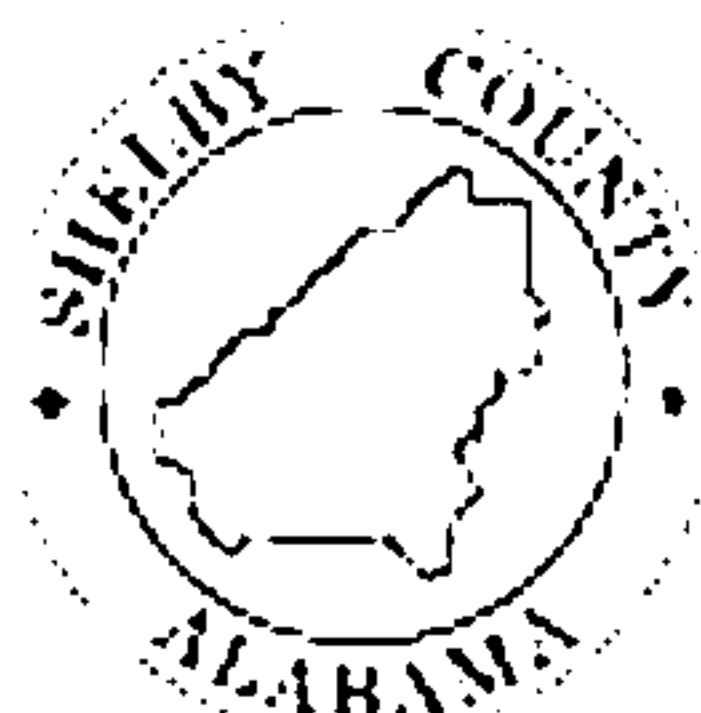
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gene Peoples and Esther Peoples, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of March, 2019.

(NOTARIAL SEAL)




Notary Public
Print Name: Dana Wright McGowan
Commission Expires: 3/5/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2019 09:03:25 AM
\$19.00 CHERRY
20190304000067160

