

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED DOLLARS and NO/00 (\$500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Deborah P. Anderson, a Singl woman

grant, bargain, sell and convey unto,

Douglas Ray Anderson, Jr.

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 64, according to the Survey of Lacoosa Estates, as recorded in Map Book 5, Page 35, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

Deborah P. Anderson is the surviving grantee of that certain deed recorded in Instrument #20050613000289370, Probate Office, Shelby County, Alabama. The other grantee Douglas R. Anderson having deceased, died on 4-15-2015.

This Instrument is being executed as a correction to that certain deed recorded as Instrument #20150612000196670 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24 day of March, 2019.

Deborah P. Anderson

STATE OF TEXAS
COUNTY OF HARRIS

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Deborah P. Anderson,
whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 2019.

Matin Oji
Notary Public
My Commission Expires: 04-26-2020



20190405000111610 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
04/05/2019 02:50:15 PM FILED/CERT

