

20190410000117710  
04/10/2019 02:22:14 PM  
CORDEED 1/2

SEND TAX NOTICE TO:  
William Farris and Lynn Farris  
108 Hampton Lake Drive  
Pelham, AL 35124  
CHL1900011

**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 Three Hundred Forty Five Thousand and 00/100 Dollars (\$345,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Cynthia L. Johnson and Leo Johnson, Personal Representatives of the Estate of Henry A. Johnson, Shelby County, Alabama, Probate Case #PR-2018-000841**, whose mailing address is 13631 Prince William Dr., Midlothian, VA 23114, (hereinafter referred to as "Grantor", whether one or more), by **William Farris and Lynn Farris**, whose mailing address is 108 Hampton Lake Dr., Pelham, AL 35124, (hereinafter referred to as "Grantee", whether one or more), 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:**

Lot 74-A, according to the Resurvey of Lots 72 and 74, High Hampton, Sector 2, as recorded in Map Book 24, page 122, in the Probate Office of Shelby County, Alabama.

**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.

Henry A. Johnson died on or about the 5<sup>th</sup> day of September, 2019; the other grantee of that deed recorded in Instrument No. 1998-48288, in the Probate Office of Shelby County, Alabama, Eva Mae Johnson, having died on or about the 15th day of February, 2012.

**The specific purpose of this corrective deed is to correct the consideration in that certain Warranty Deed dated March 22, 2019 and filed for record on April 3, 2019, in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20190403000106390.**

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Cynthia L. Johnson and Leo Johnson, Personal Representatives of the Estate of Henry A. Johnson, Shelby County, Alabama, Probate Case #PR-2018-000841 have hereunto set their signatures and seals on this 22<sup>nd</sup> day of March, 2019.

Estate of Henry A. Johnson, Shelby County, Alabama, Probate Case #PR-2018-000841

By: Cynthia L. Johnson  
Cynthia L. Johnson, as Personal Representative

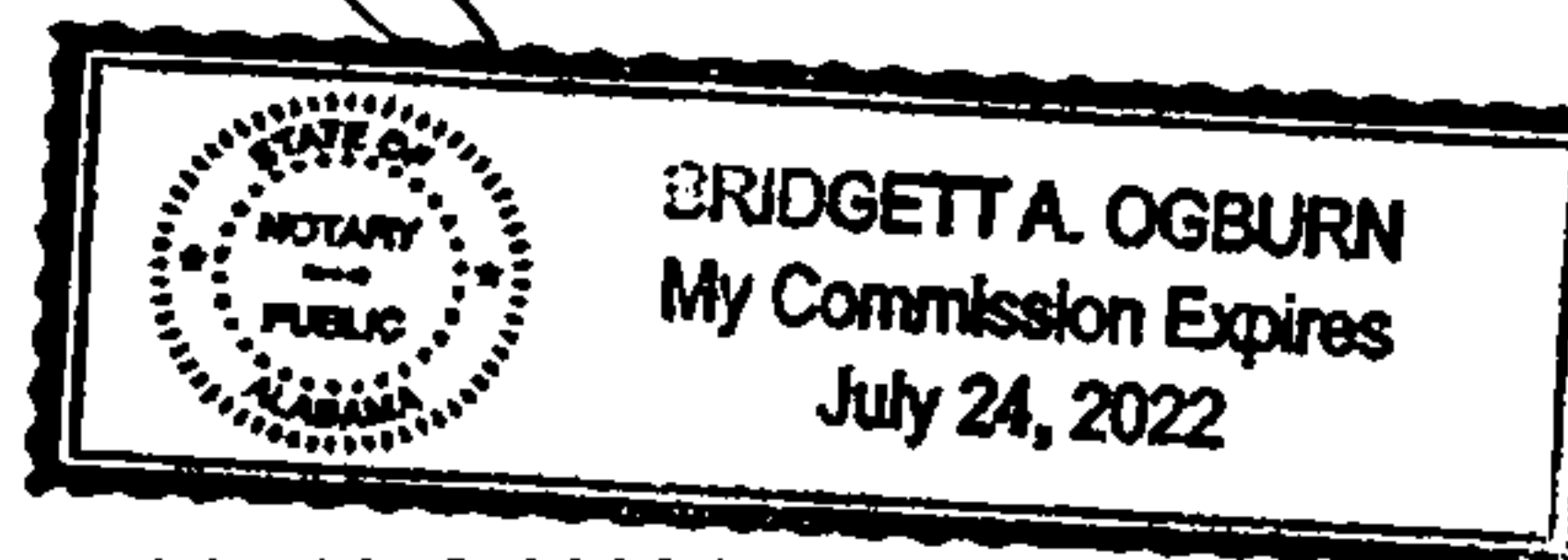
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia L. Johnson, as Personal Representative of the Estate of Henry A. Johnson, Shelby County, Alabama, Probate Case #PR-2018-000841, whose name(s) is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily and in her capacity on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of March, 2019.

(NOTARIAL SEAL)

Notary Public  
Print Name:  
Commission Expires:



Estate of Henry A. Johnson, Shelby County, Alabama, Probate Case #PR-2018-000841

By: Leo Johnson  
Leo Johnson, as Personal Representative

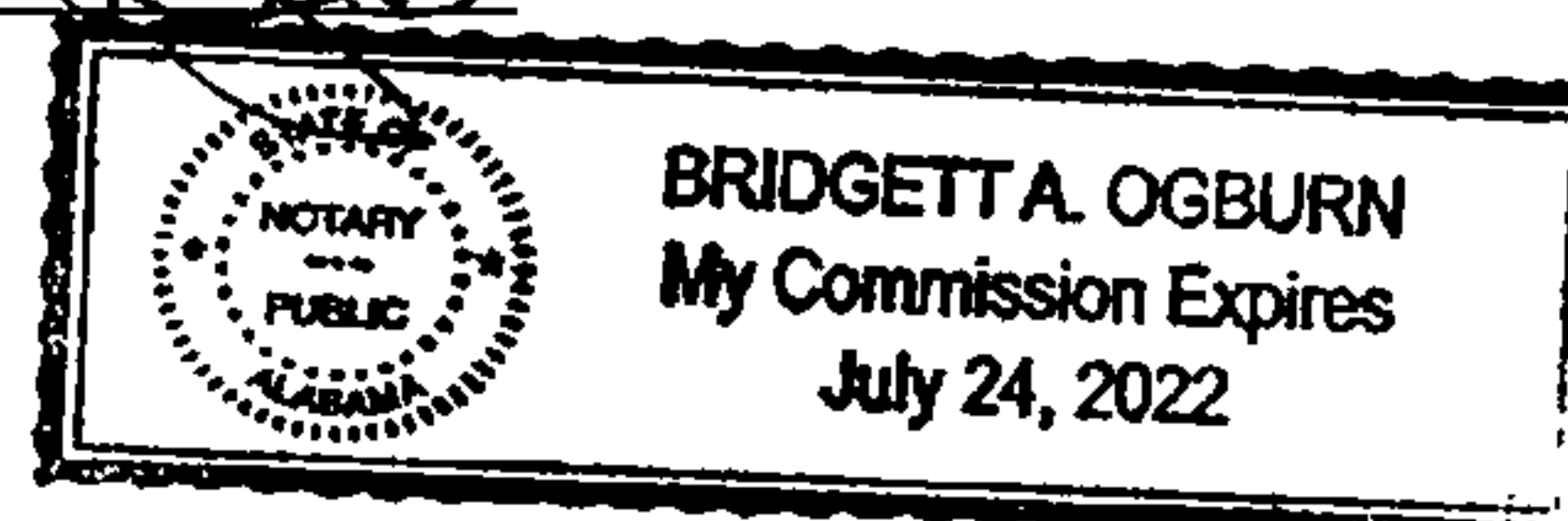
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leo Johnson, as Personal Representative of the Estate of Henry A. Johnson, Shelby County, Alabama, Probate Case #PR-2018-000841, whose name(s) is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily and in his capacity on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of March, 2019.

(NOTARIAL SEAL)

Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/10/2019 02:22:14 PM  
\$20.00 CHERRY  
20190410000117710

Allen S. Bevil