

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice to:
Katrina Lynn Helms
James Franklin Helms
212 Cambridge Park Drive
Montevallo, AL 35115

(CORRECTIVE DEED)

STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of One Hundred Forty-Five Thousand One Hundred & No/100-----
----- (\$ 145,100.00-----)
Dollars to the undersigned grantor, **RC BIRMINGHAM, LLC**, an Alabama limited liability company,
(herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby
acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
Katrina Lynn Helms & James Franklin Helms-----,
(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then
to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the
following described real estate, situated in Shelby County, Alabama, to-wit:
\$146,565 of the purchase price recited above has been paid by a mortgage loan
closed simultaneously herewith.


SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

This is a Corrective Deed being recorded to correct the legal description in the
original filed for record on March 4, 2019 in Instrument No.: 20190304000068000
in the Probate Office of Shelby County, Alabama.
TO HAVE AND TO HOLD unto the said grantees, 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.

And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of
the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall
warrant and defend the same against the lawful claims and demands of all persons claiming by, through,
or under it, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its Manager, Amanda Adcock, who is
authorized to execute this conveyance, hereto set its signature and seal, this the 16th day of
May _____, 2019.

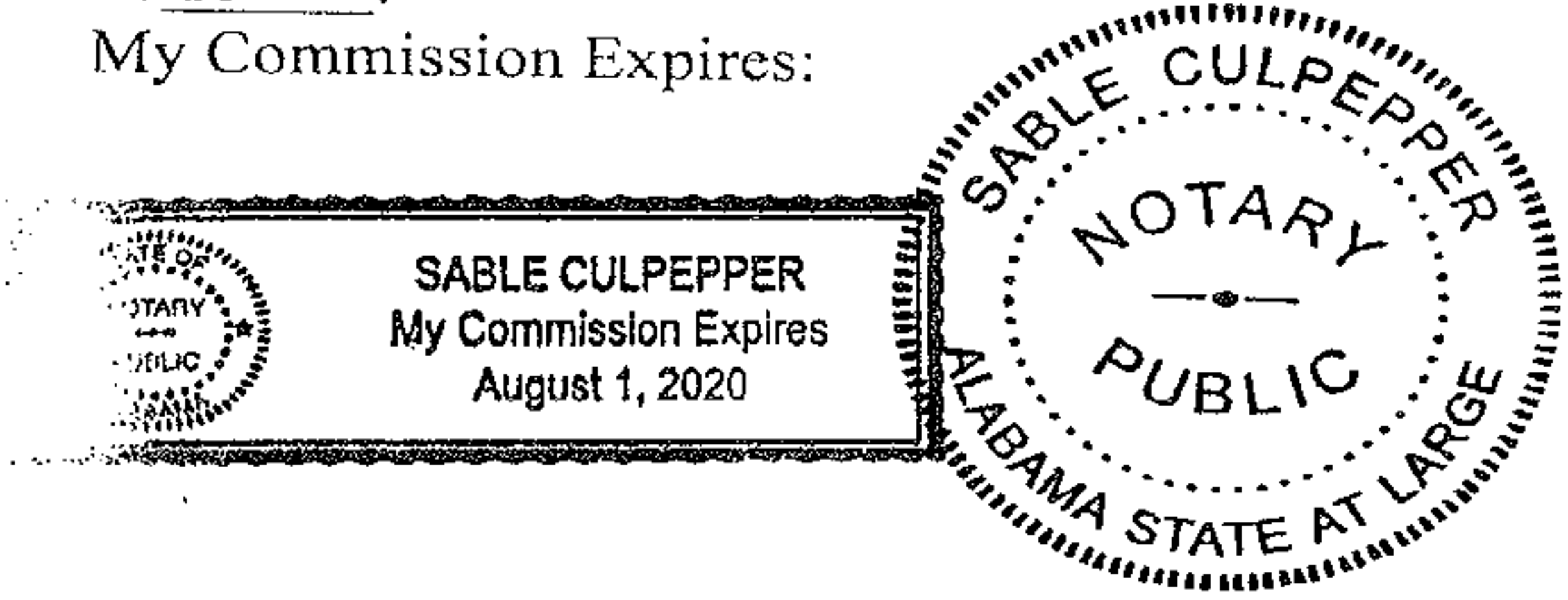
RC BIRMINGHAM, LLC

By: 
Amanda Adcock
Its: Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Amanda Adcock, whose name as Manager of RC BIRMINGHAM, LLC, an Alabama limited liability
company is signed to the foregoing conveyance and who is known to me, acknowledged before me that,
being informed of the contents of the conveyance, she, as such Manager and with full authority, executed
the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 16th day of May,
2019.
My Commission Expires:



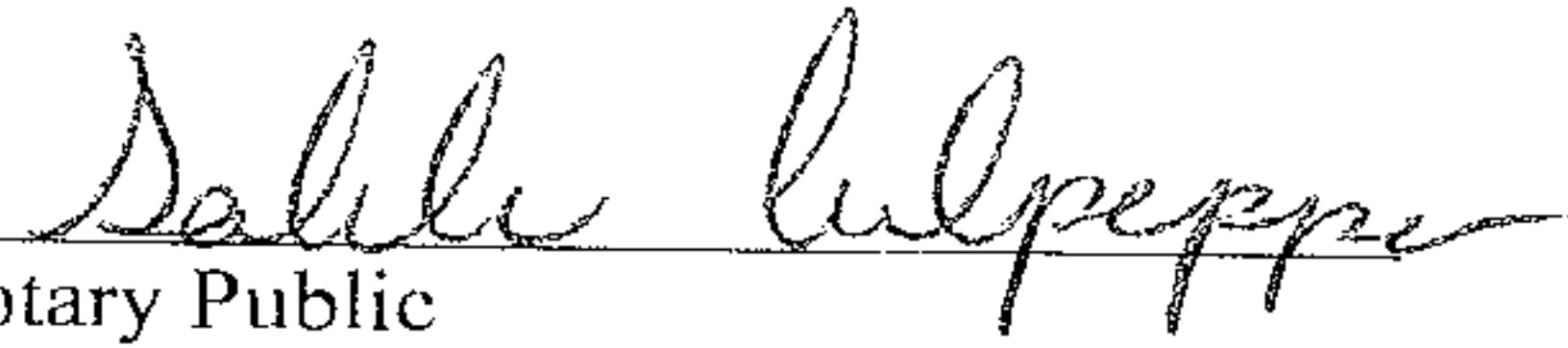

Notary Public

Exhibit "A"

Lot 5, according to the Survey of Cambridge Park Subdivision, as recorded in Map Book 49, Page 9, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

1. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines. as shown on recorded Survey of Cambridge Park Subdivision, as recorded in Map Book 39, Page 12, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.
2. Right of Way to Alabama Power Company as recorded in Book 141, Page 325; Book 165, Page 539 & Instrument No. 20061212000600990.
3. Right of Way to Bellsouth Telecommunications Inc DBA AT&T as recorded in Instrument No. 20070817000388930.
4. Utility easement 30 feet in width situated on the property. Said easement runs along the Southwesterly end boundary of Stratford Road and along the Southwesterly boundary of Lot 4 in Canterbury Estates, First Addition as recorded in Map Book 16, Page 67, in the Probate Office of Shelby County, Alabama.
5. Subject to rights of others to use non-exclusive easement, if any.
6. Declaration of covenants, conditions & restrictions for Cambridge Park, a subdivision, to the City of Montevallo, Alabama, as recorded in Instrument No. 2018012400023380, in the Probate Office of Shelby County, Alabama.
7. Assignment of Declarant Rights relating to the Declaration of covenants, conditions & restrictions for Cambridge Park, a subdivision, to the City of Montevallo, Alabama, as recorded in Instrument No. 2018012400023400, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2019 02:53:55 PM
\$19.00 CHERRY
20190716000253390

Allen S. Bayl