

Parcel I.D. #:

Send Tax Notice To: Shelly & Charles Smith  
2050 Hidden Forest Lane  
Montevallo, AL 35115

## CORRECTIVE WARRANTY DEED

### Joint Tenancy With Right of Survivorship

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY     )

Know all men by these presents, that in consideration of the sum of One Hundred Sixty-Four Thousand One Hundred Eighty Dollars and 00/100 (\$ 164,180.00), the receipt of sufficiency of which are hereby acknowledged, that **Isam S. Igal and Deborah L. Igal, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Shelly C. Smith and Charles L. Smith**, hereinafter known as the GRANTEE;


*Lot 102, Hidden Forest, according to the plat thereof, as recorded in Map Book 35, Page 117, Document No. 20050913000473700, in the Office of the Judge of Probate of Shelby County, Alabama.*

Subject to any and all easements, rights of way, covenants and restrictions of record.

**THIS DEED IS TO CORRECT THE DATE SHOWN ON THE ORIGINAL DEED RECORDED AS INSTRUMENT # 20190104000003600. THE DATE OF 17 DECEMBER, 2018 WAS NOT THE DATE OF PURCHASE AND WAS THE RESULT OF A CLERICAL ERROR. THE CORRECT PURCHASE DATE OF THE ORIGINAL PURCHASE IS THAT OF 20 JUNE, 2018.**

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded in Instrument # 20180726000267030, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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

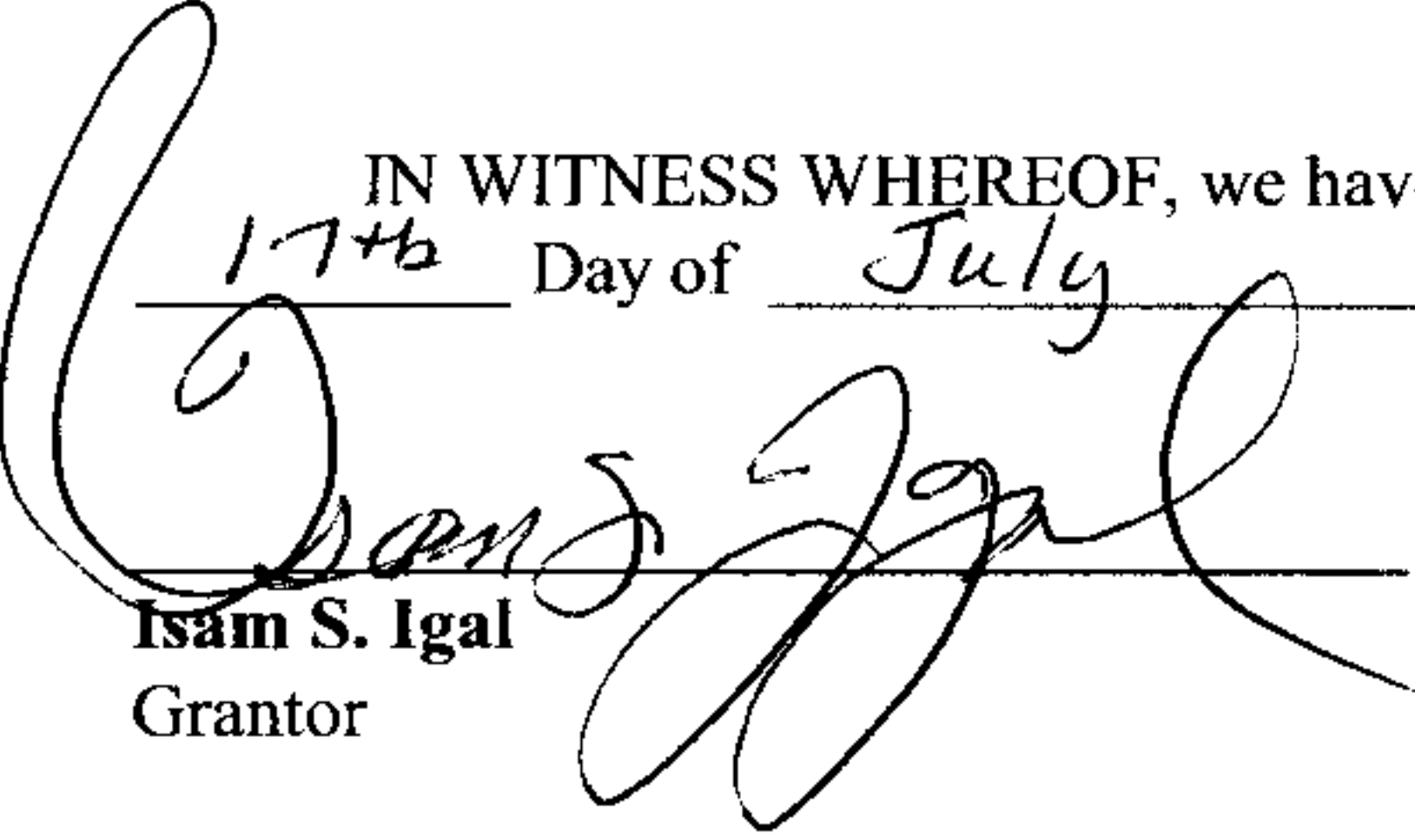
  
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Shelby Cnty Judge of Probate, AL  
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grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the

17<sup>th</sup> Day of July, 2018.

  
Isam S. Igal  
Grantor

  
Deborah L. Igal  
Grantor

W.VA  
STATE OF ~~COLORADO~~ )

COUNTY OF Moran )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Isam S. Igal* and *Deborah L. Igal*, a married couple, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 17 Day of

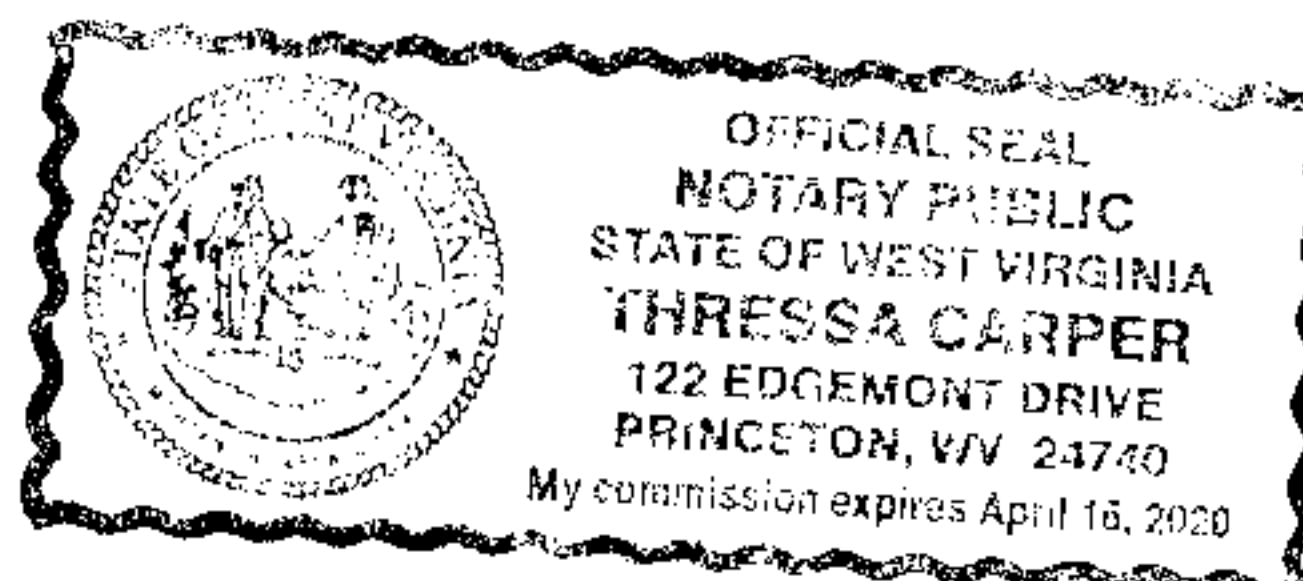
July, 2018. 2019


  
NOTARY PUBLIC

My Commission Expires: April 16 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040



  
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