

This Warranty Deed is being re-recorded to remove Tim Genry as a Grantee.

Send tax notice to:
TAMI MARIE GENRY
332 ST CHARLES WAY
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

20191114000423010 11/14/2019 02:16:25 PM CORDEED 1/2

STATE OF ALABAMA
Shelby COUNTY

2019431

**CORRECTIVE
WARRANTY DEED**

E-RECORDED simplifile®

ID: 2019 0715000251290

County: Shelby

Date: 7/15/2019 Time: 1:32 PM

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Two Thousand and 00/100 Dollars (\$172,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **OWEN M SIKES and APRIL C SIKES, HUSBAND AND WIFE** whose mailing address is: 168 Redwood Ln Hoover AL 35226 (hereinafter referred to as "Grantors") by **TAMI MARIE GENRY ~~and TIM GENRY~~ and CALEB FRAYSIER GENRY and JOSHUA C GENRY** whose property address is: **332 ST CHARLES WAY, HELENA, AL, 35080** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 96, according to the Survey of St. Charles Place, Magnolia Park, Phase 3, Sector 4, as recorded in Map Book 22, Page 144, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:



1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions as set out on recorded plat.
3. Subject to covenants, conditions and as set forth in the document recorded in Instrument# 1997-24871, in the Probate Office of Shelby County, Alabama.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument # 1997-26794, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company as set forth in Volume 133, Page 55; Volume 130, Page 166 and Volume 138, Page 217.
6. Right of way granted to Southern National Gas as set forth in Volume 90, Page 336, in the Office of the Judge of Probate of Shelby County, Alabama.
7. 10 foot building line from front property line; 10 foot easement on Northwest side of subject property and 7.5 foot easement on South side of subject property as shown on recorded map.

\$129,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

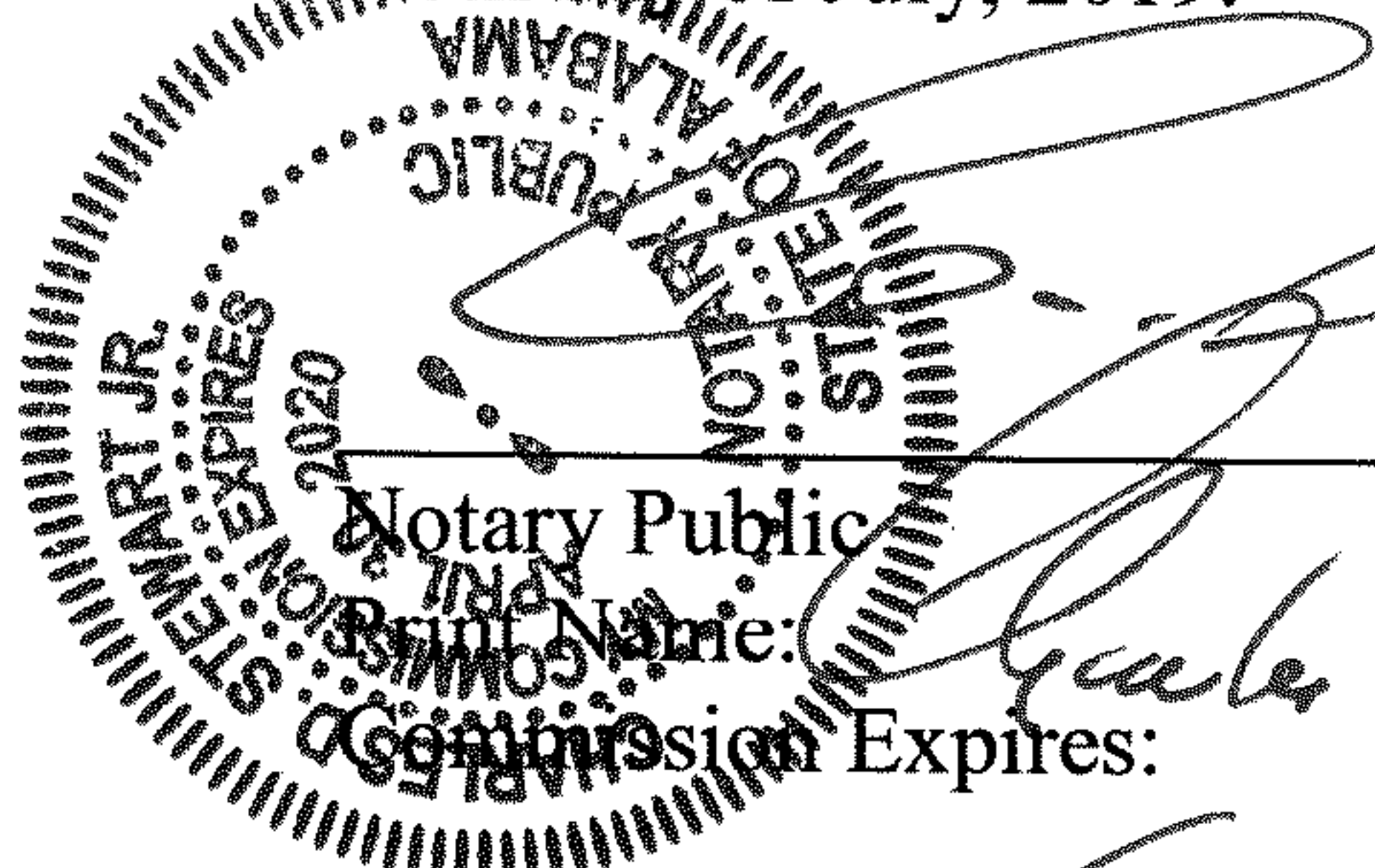

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 8th day of July, 2019.


OWEN M SIKES

APRIL C SIKES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that OWEN M SIKES and APRIL C SIKES 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 8th day of July, 2019.


Notary Public
Name: 
Commission Expires: 7/30/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2019 02:16:25 PM
\$26.00 CHERRY
20191114000423010

