

This Instrument Prepared by:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209**

SEND TAX NOTICE TO:

**Rachel Hunt and Rachel Hunt Trust
1805 Kirkman Cove
Hoover, AL 35242**

[Space Above This Line for Recording Data]

20191120000432820

11/20/2019 01:30:31 PM

CORDEED 1/2

C O R R E C T I V E W A R R A N T Y D E E D

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Ninety Five Thousand and 00/100 Dollars (\$495,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Ashley B. Corder and Casey L. Corder, a married couple**, whose address is 2436 O'Neal Way Bham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey a **1% undivided interest unto Rachel C. Hunt and a 99% undivided interest unto the Rachel Cunningham Hunt 2013 Trust under the James W. and Karen T Cunningham 2013 Children's Trust Agreement, Dated December 27, 2013** whose mailing address is **1805 Kirkman Cove, Hoover, AL 35242** (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **1805 Kirkman Cove, Hoover, AL 35242** to wit:

Lot 233, according to the Survey of Kirkman Preserve, Phase 4B, as recorded in Map Book 45, Page 85, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

This Corrective Deed is given to correct the Grantee Clause of that certain Warranty Deed recorded in Instrument # 20191017000383470

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of Nov, 2019.

Ashley B. Corder
Ashley B. Corder

Casey L. Corder
Casey L. Corder

STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Ashley b. Corder and Casey L. Corder** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, in his capacity as Personal Representative of the Estate of Fay P. Haney and with full authority, executed the same voluntarily.

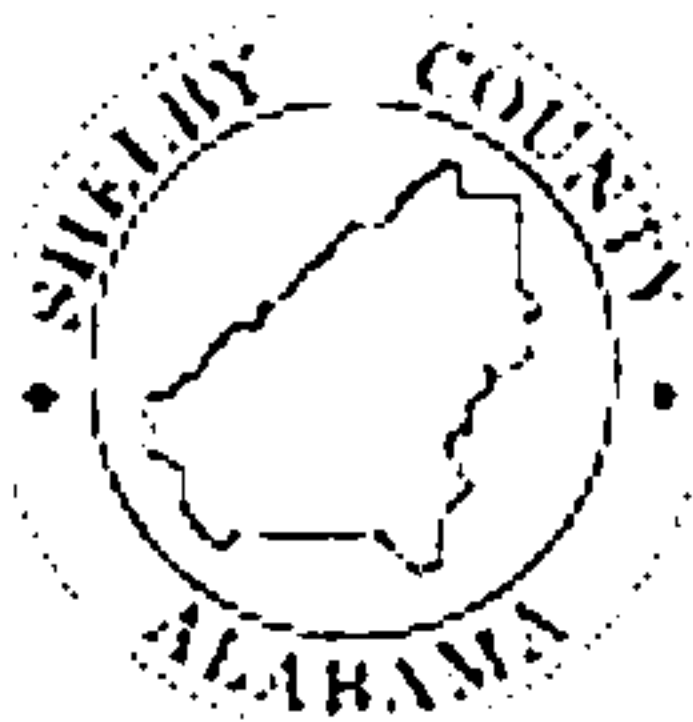
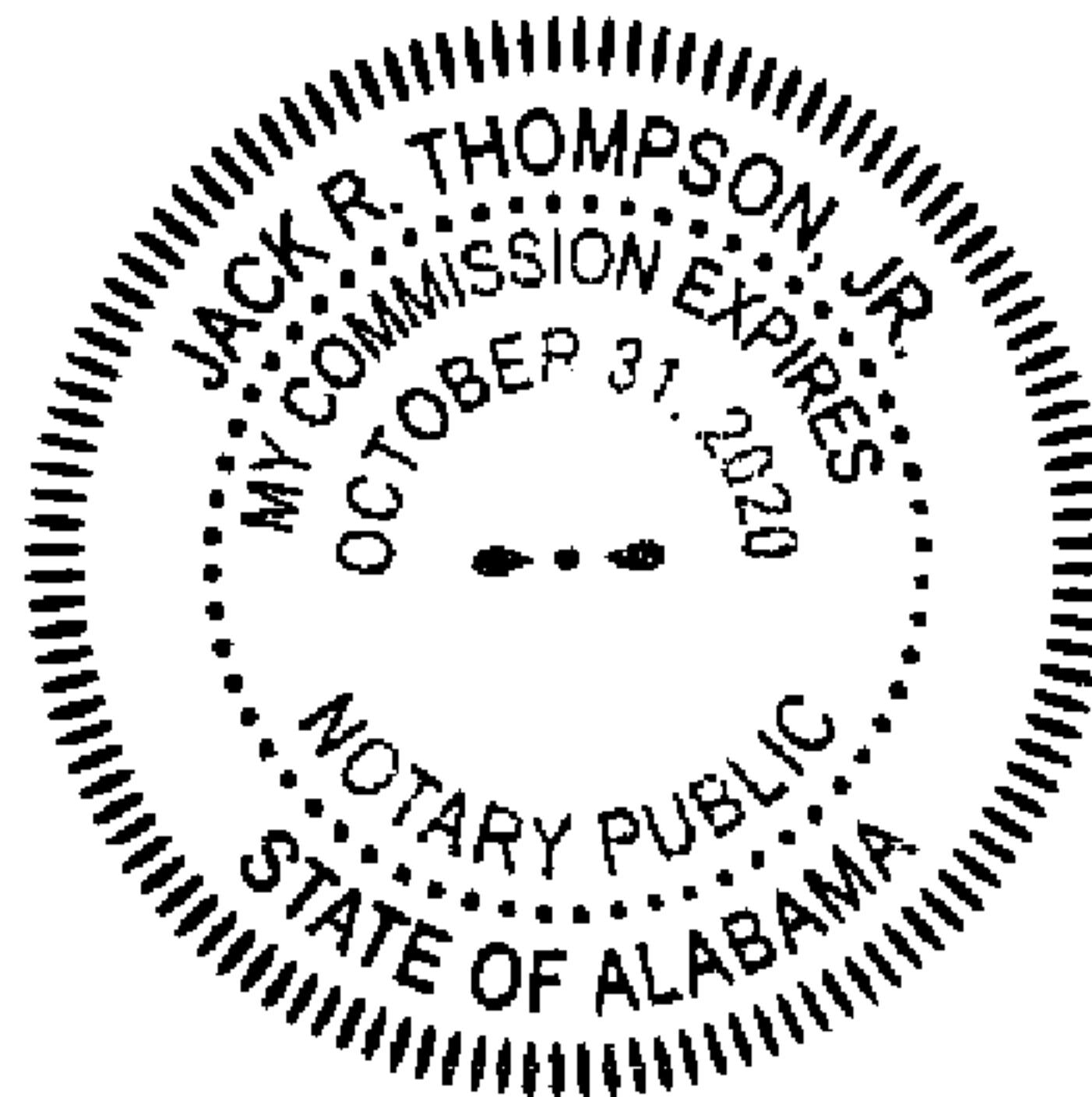
WITNESS my hand and official seal in the county and state aforesaid this the 20th day of Nov, 2019

My Commission Expires: 10/31/2020

Jack R. Thompson Jr.
Notary Public

(SEAL)

ATB 1305



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2019 01:30:31 PM
\$26.00 CHERRY
20191120000432820

Allie S. Bayal