

This instrument prepared by:
Michael A. O'Brien, Attorney
212 West North Street
Talladega, Alabama 35160

Address of Grantees:

420 Allatoona Trail
Woodstock, GA 30189

STATE OF ALABAMA,

SHELBY COUNTY.)

CORRECTIVE DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Kevin Larsen and wife, Sondra Larsen**, whose address is 420 Allatoona Trail, Woodstock, GA 30189, (herein referred to as Grantors), do grant, bargain, sell and convey unto **The Kevin L. Larsen and Sondra L. Larsen Revocable Living Trust, under Trust Agreement dated October 9, 2015**, whose address is 420 Allatoona Trail, Woodstock, GA 30189, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

All that tract or parcel of land situated in Shelby County, Alabama, being Lot 1, according to the map of Larbell Farm's Family Subdivision, as recorded in Map Book 26 at page 118 in the Probate Office of Shelby County, Alabama.

Subject to the lien of the 2020 ad valorem taxes and thereafter.

Subject to easements and rights-of-way for public streets and roads and for electric, telephone, water, gas, sewerage, drainage and other utilities, of record, if any.

The value of the property is \$146,360.00.

The property is unimproved property and has not been assigned an address by E-911.

This deed is being executed for the purpose of stating the marital status of the Grantors and correcting the habendum clause of that deed dated October 9, 2015, and recorded as Instrument number 20151209000421360 in the office of the Judge of Probate of Shelby County, Alabama.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with the said Grantee, its successors 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this the 17 day of August, 2020.



Kevin Larsen (L.S.)



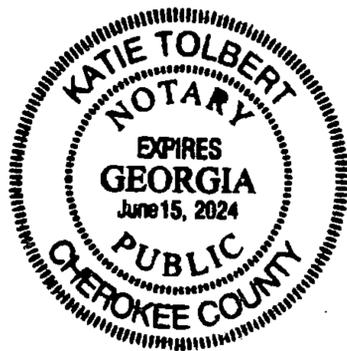
Sondra Larsen (L.S.)

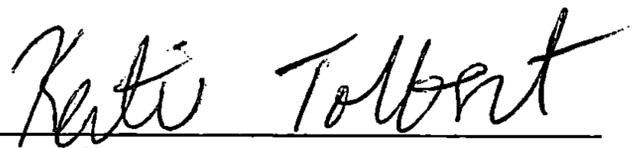
STATE OF GEORGIA)

Cherokee COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kevin Larsen and wife, Sondra Larsen**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 17 day of August, 2020.





Notary Public

