

20200828000379600
08/28/2020 02:10:27 PM
CORDEED 1/2

Send tax notice to:
312 Olmstead St
Birmingham, AL 35242

CHL2000129

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Six Hundred Ninety Nine Thousand and 00/100 Dollars (\$699,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Mark Mitchell and Jennifer Mitchell, husband and wife**, whose mailing address is: 51 Nolen Street, Birmingham, AL 35242 (hereinafter referred to as "Grantors"), by **William H. Brown and Linda L. Brown** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 10-04A and Lot 10-03A, Block 10, of Mt. Laurel Resubdivision of Blocks 9 and 10, as recorded in Map Book 45, Page 35, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$510,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

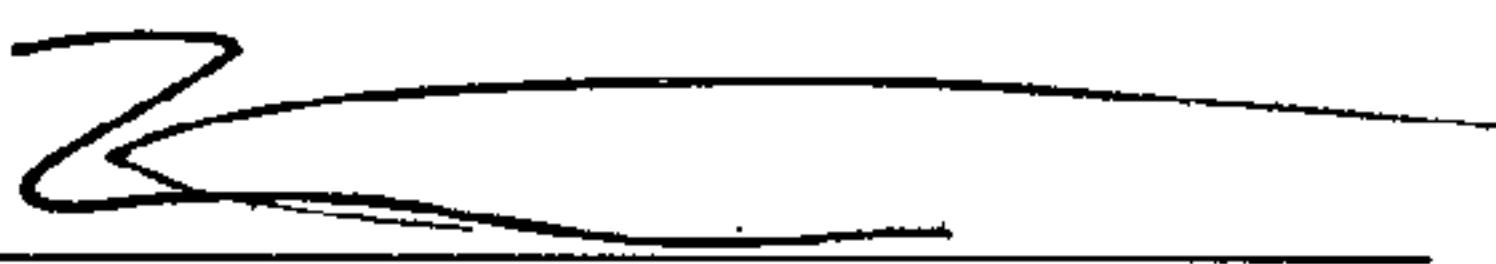
THE PURPOSE OF THIS CORRECTIVE DEED IS TO CORRECT THE CONSIDERATION FROM \$675,000 TO \$699,000

DEED THAT REQUIRES CORRECTION WAS RECORDED ON June 22, 2020 AS INSTRUMENT NUMBER 20200622000253140. FULL DEED TAX WAS PAID AT THE TIME OF RECORDING OF A SCRIVENOR'S AFFIDAVIT AT 20200701000272960. NO FURTHER CORRECTIONS ARE MADE OR INTENDED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Mark Mitchell and Jennifer Mitchell have hereunto set their signature(s) and seal(s) on August 28, 2020.



Mark Mitchell



Jennifer Mitchell

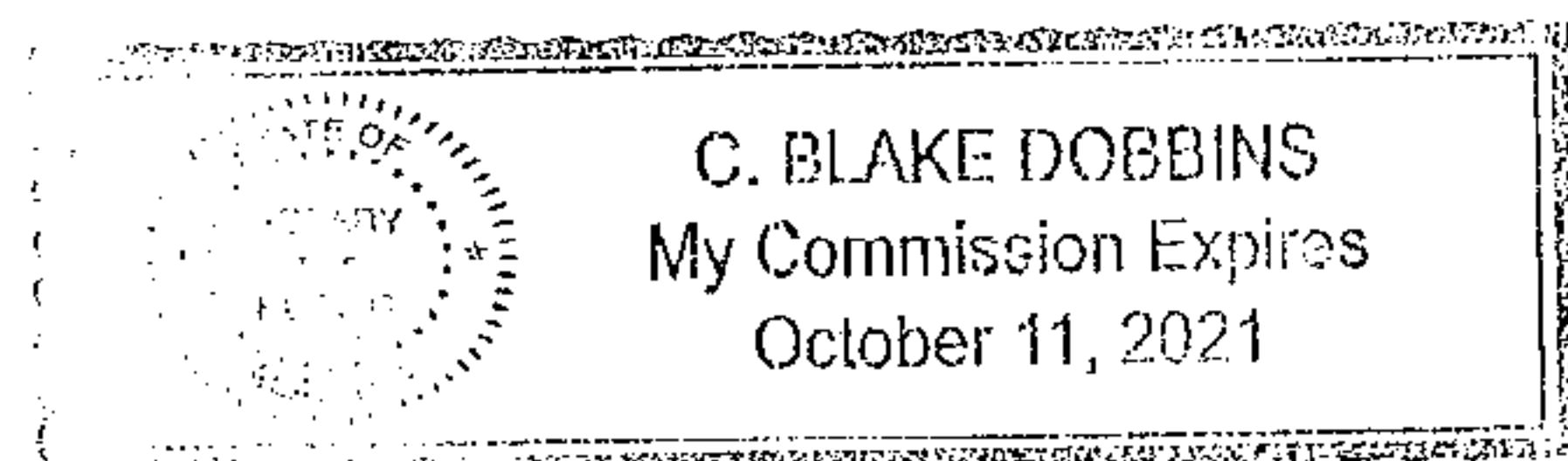
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Mitchell and Jennifer Mitchell, 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 28 day of August, 2020.

(NOTARIAL SEAL)

Notary Public
Print Name: C. Blake Dobbins
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/28/2020 02:10:27 PM
\$49.00 CHERRY
20200828000379600

Allen S. Bayl