

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by:

(Name) **Jon B. Terry of Bains & Terry Law Firm**

(Address) **1813 Third Avenue, North**

Bessemer, AL 35020

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THE PRESENTS, that in consideration of One Dollar (\$1.00) love and affection to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledge, I or we,

BETSY T. TERRY, a married woman; RUTH ARNOLD GUY, a married woman and DARRYN SAMUEL GUY, a married man

(herein referred to as Grantor, whether one or more), grant bargain, sell and convey unto

RUTH ARNOLD GUY, a married woman

(hereinafter referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along the North line of said Section 25, a distance of 1,353.27 feet to a point; thence turn an angle of 51 degrees 15 minutes 26 seconds to the right and run Southeasterly a distance of 192.32 feet to a point; thence turn an angle of 51 degrees 15 minutes 26 seconds to the left and run Easterly a distance of 93.09 feet to the point of beginning of the property described; thence continue along last described course a distance of 46.55 feet to a point; thence turn an angle of 21 degrees 48 minutes 27 seconds to the right and run Southeasterly a distance of 265.34 feet to a point on the West water line of Reed Creek Slough of Lay Lake; thence turn an angle of 101 degrees 49 minutes 59 seconds to the right and run Southwesterly along said West edge of said Lay Lake a chord distance of 85.0 feet to a point; thence turn an angle of 90 degrees 55 minutes 16 seconds to the right and run Northwesterly a distance of 298.49 feet to the point of beginning.

This deed is created to correct a scrivener's error in the legal description used by prior deeds wherein all metes and bounds descriptions mistakenly incorporated those of an adjacent lot.



20201006000452580 1/3 \$32.00
Shelby Cnty Judge of Probate, AL
10/06/2020 12:03:09 PM FILED/CERT

Including, but not limited to those recorded in 20090608000216650 dated 06/06/2009; 2018090500318840 dated 08/30/2018; 05056000151000 dated 05/06/2019; 20200205000047620 dated 01/05/2020; 0914000410410 dated 09/14/2020 and 0925000432320 dated 09/25/2020.

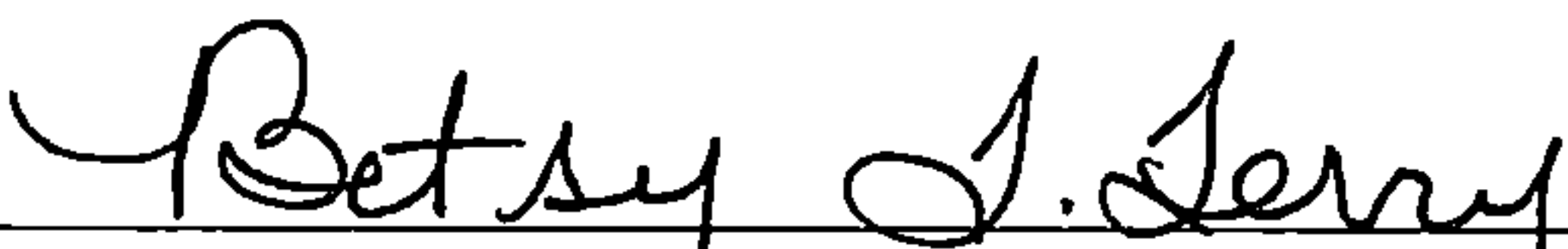
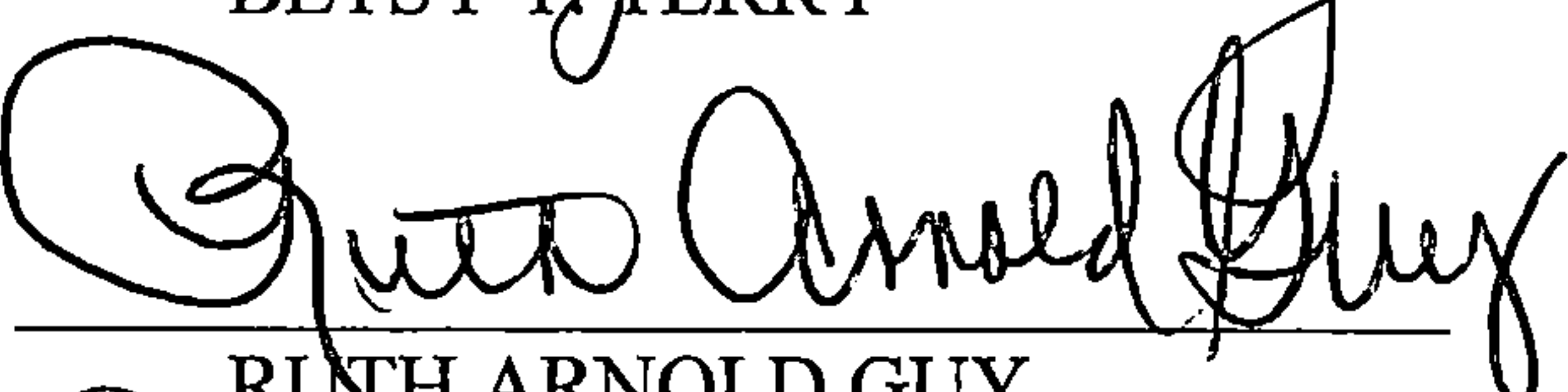
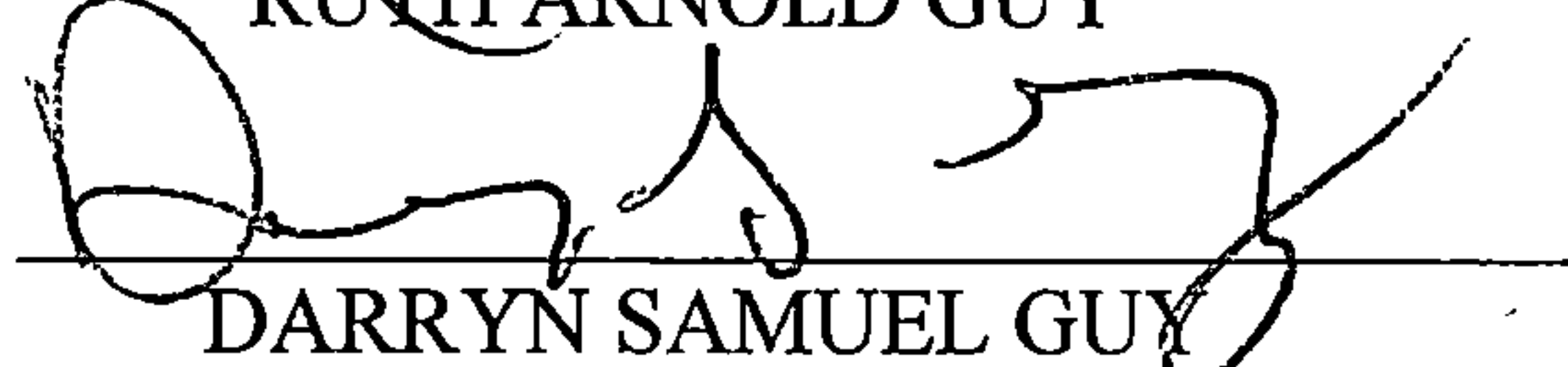
NOTE: Said conveyance does not constitute the homestead of the Grantor.

NOTE: No title has been done by the preparer of this conveyance and none requested by the Grantor or Grantee. Said information was provided by the parties.

TO HAVE AND TO HOLD to the said Grantees, his/her of their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his/her of 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 Grantee, his/her of their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this _____ of _____, 2020.

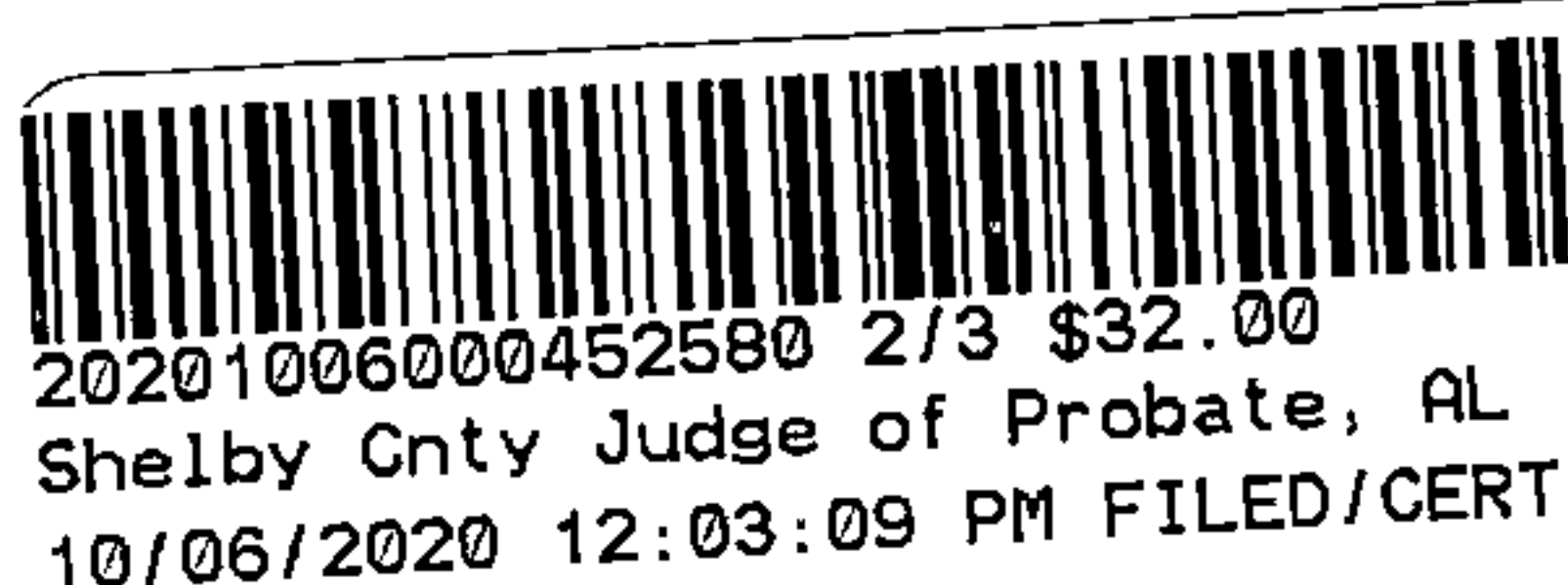

BETSY T. TERRY

RUTH ARNOLD GUY

DARRYN SAMUEL GUY

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Betsy T. Terry** whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2020.


NOTARY PUBLIC



STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RUTH ARNOLD GUY** whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of October, 2020.

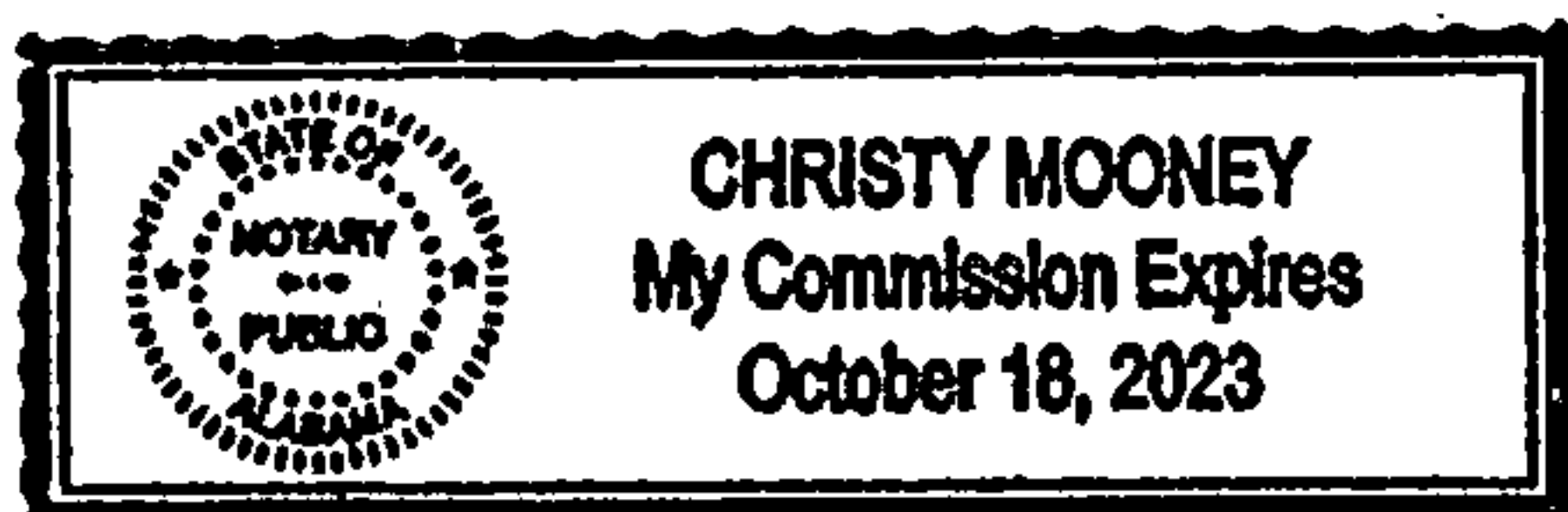


Christy Mooney
NOTARY PUBLIC

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DARRYN SAMUEL GUY** whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of October, 2020.



Christy Mooney
NOTARY PUBLIC

