20201006000454140
10/06/2020 04:16:26 PM
CORDEED 1/2

Send tax notice to:
2SC McGowan Rd.
Wilsonville, AL 35186

CHL2000241

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 **One Hundred Forty Thousand and 00/100 Dollars ($140,000.00),** the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Earl H. Pate III, a married man** whose mailing address is: **321 Hwy 438, Wilsonville, AL 35186**(hereinafter referred to as "Grantors"), by **Brett H. Brooks** (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 1, Pate Acres, according to the Map recorded in Map Book 51 Page 52, in the Probate Office of Shelby County, Alabama.

** This Property is not the homestead of the Grantor or Grantor's spouse

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.

THE PURPOSE OF THIS CORRECTIVE DEED IS TO CORRECT THE LEGAL DESCRIPTION OF THE PROPERTY

DEED THAT REQUIRES CORRECTION WAS RECORDED ON August 26th, 2020 AS 20200826000372910. FULL DEED TAX WAS PAID AT THE TIME OF RECORDING. NO FURTHER CORRECTIONS ARE MADE OR INTENDED

$141,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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), Earl H. Pate III have hereunto set their signature(s) and seal(s) on the 6th day of October, 2020.

Earl H Pate III
Earl H. Pate III

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl H. Pate III, 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 6th day of October, 2020.

(NOTARIAL SEAL)

C. BLAKE DOBBINS
My Commission Expires
October 11, 2021

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

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/06/2020 04:16:26 PM
$26.00 CHERRY
20201006000454140

Alice S. Boyd