



20210219000085000 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
02/19/2021 10:54:45 AM FILED/CERT

**Warranty Deed in Fee Simple, Joint Tenants with Right of Survivorship**

send tax notice to:  
Robert Stewart  
321 Griffin Park Trace  
Birmingham, Alabama 35242

State of Alabama            }  
  }  
Shelby County                }        Know all men by these presents

**Corrected instrument # 2021021 1000071300**

**Warranty Deed in Fee Simple, Joint Tenants with Right of Survivorship**

The correction is the spelling of the middle name of the wife and grantee from Kim Allen Stewart to Kim Alleman Stewart. All other information remains the same.

I, Robert Ambers Stewart Jr. (a married man), owning a one hundred percent interest of the below described and undivided property - with a mortgage - for and in consideration of one hundred dollars (U.S. dollars) to me individually in hand paid by Robert Ambers Stewart Jr. (grantee/myself) and Kim Alleman Stewart (grantee), a married couple, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto, Robert Ambers Stewart, Jr. and Kim Alleman Stewart as joint tenants with the right of survivorship. Robert Ambers Stewart, Jr. and Kim Alleman Stewart become joint owners of the undivided interest that grantor conveys at the time and place grantor signs this instrument for the following described real property situated in Shelby County, Alabama to wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

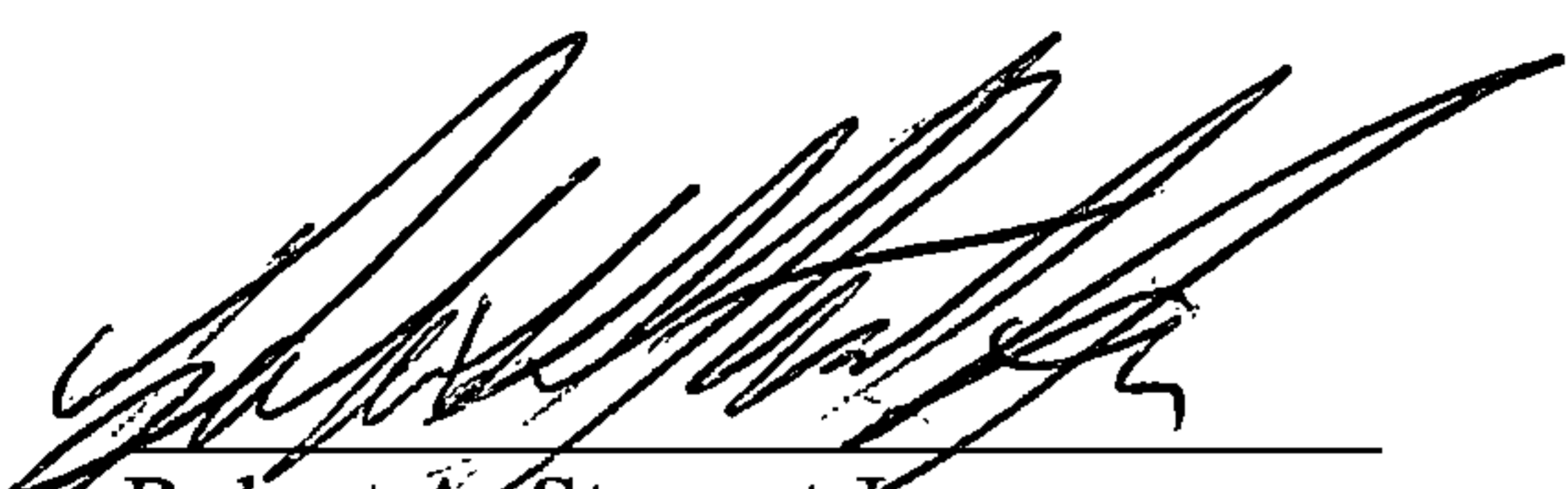
TO HAVE AND TO HOLD, To said Grantees, their heirs and assigns forever,  
Subject to current taxes.

The property described herein is the homestead of the grantor.

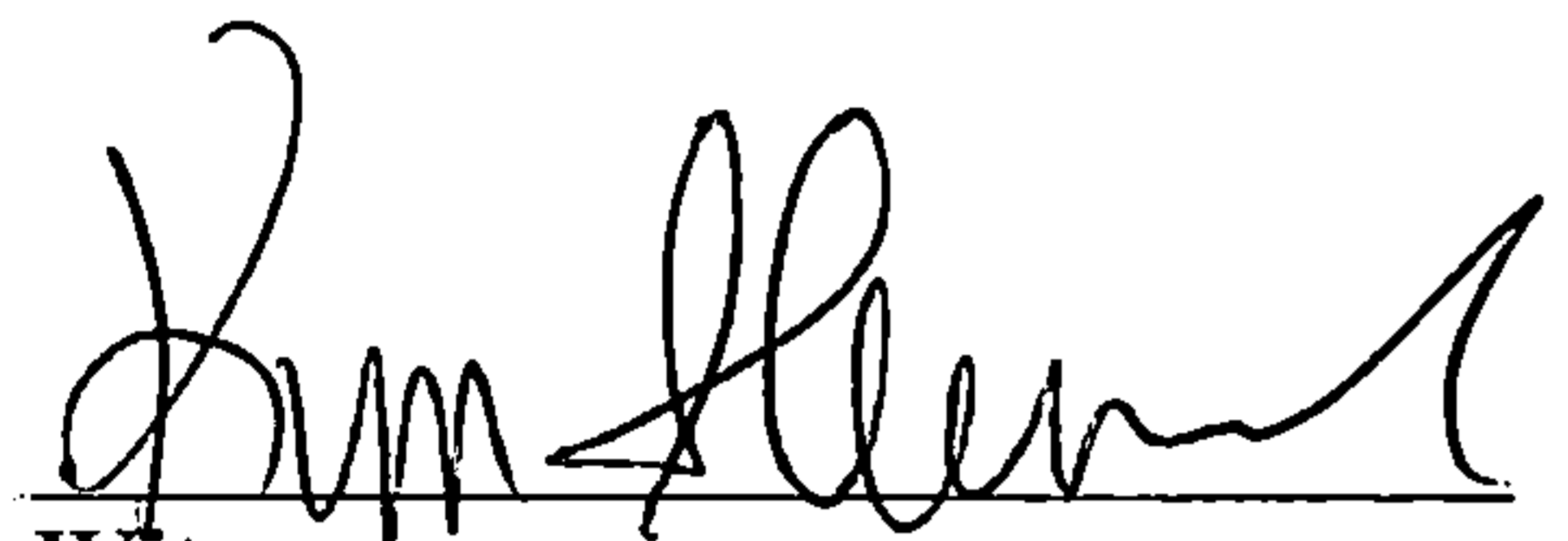
To have and to hold unto the said grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, that I will and my heirs, executors, and

administrators, shall warrant and defend the same to said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have hereunto set my hand and seal this 19<sup>th</sup> day of February, 2021.

  
\_\_\_\_\_

Robert A. Stewart Jr.  
Grantor

  
\_\_\_\_\_

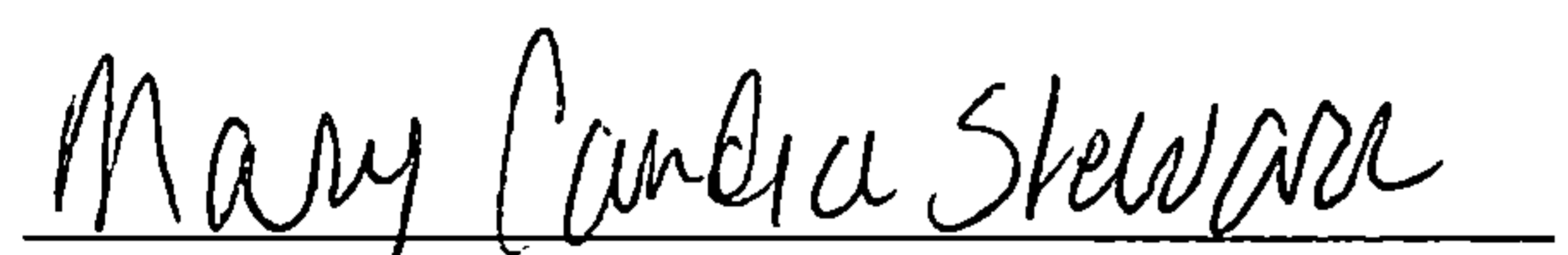
Witness

STATE OF ALABAMA


St. Clair COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Robert A. Stewart Jr., a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

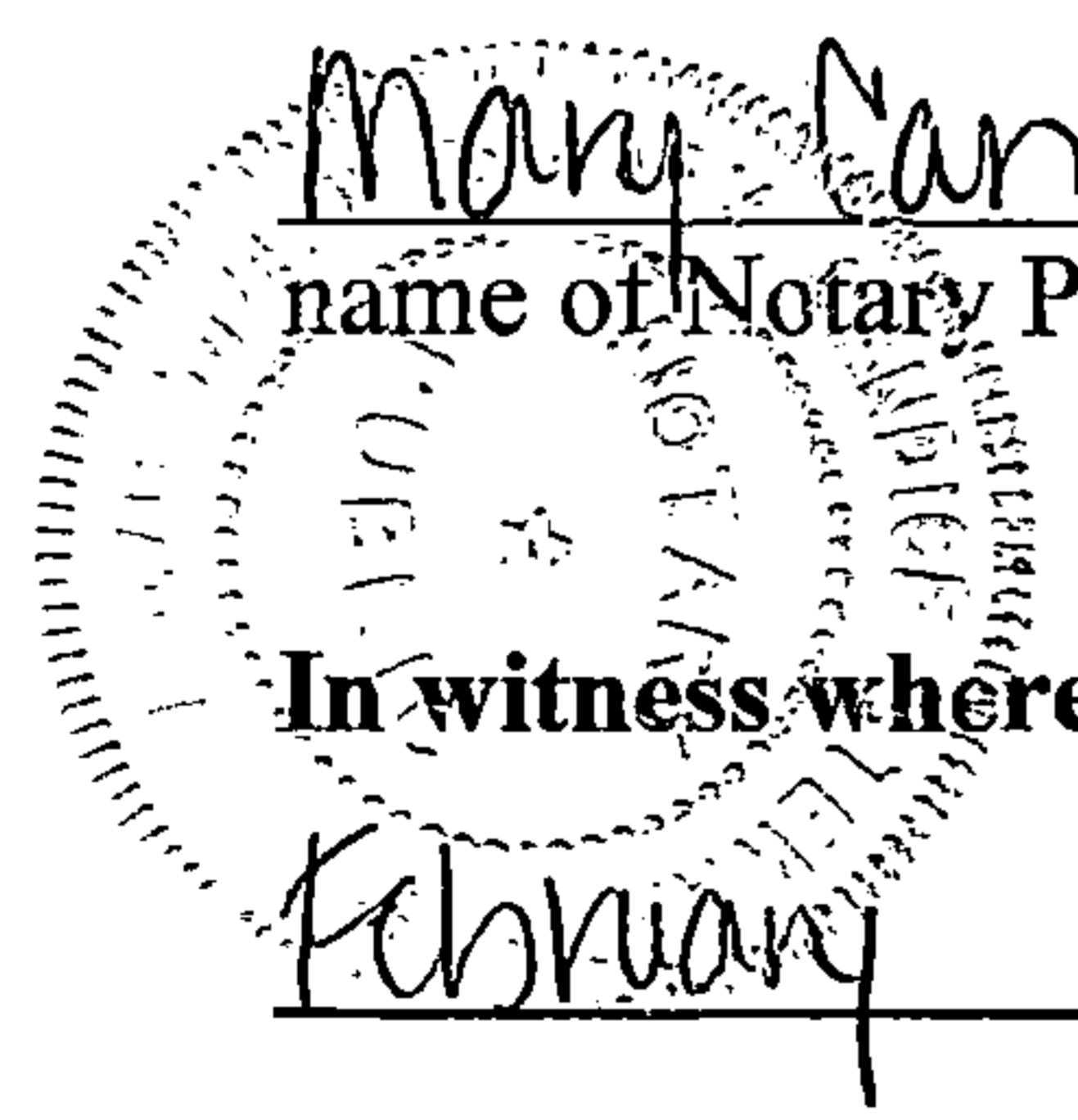
Given under my hand and official seal this 19<sup>th</sup> day of February, 2021.

  
\_\_\_\_\_

signature of Notary Public

  
\_\_\_\_\_

name of Notary Public



In witness whereof, I have hereunto set my hand and seal this 19<sup>th</sup> day of February, 2021.

Deed prepared by: John Piazza, 3305 Brittany Court, Hoover, Al. 35226  
Ph: 205-410-2800 ASB # 0946a63j



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## Exhibit "A"

### LEGAL DESCRIPTION

Lot B-6, Griffin Park at Eagle Point Sector 2 Phase 1 Map Book 48 Pages 98A through 98E Shelby County, Alabama.

Lot B-6 also shown in error as B-189 of Griffin Park at Eagle Point Sector 2 Phase 1 as recorded in Map Book 48, Pages 98A through 98E in the Office of the Judge of Probate in Shelby County, Alabama, situated in Section 8, Township 19 South, Range 1 West, and being more particularly described as follows:

Begin at a ½" rebar capped EOG at the SE corner of Lot B-5 and the NE corner of Lot B-6 also labeled in error as Lot B-189 of Griffin Park at Eagle Point Sector 2 Phase 1 as recorded in Map Book 48 Pages 98A through 98E in the Office of the Judge of Probate in Shelby County, Alabama; thence N 90°00'00" W along the south line of said Lot B-5 and the north line of said Lot B-6 a distance of 153.39 feet to a ½" rebar capped EOG at the SW corner of said Lot B-5 and the NW corner of said Lot B-6, said point also being a point on the easterly right of way Griffin Park Trace; thence S 0°00'00" W leaving said Lot B-5, along the west line of said Lot B-6, and along said right of way a distance of 100.00 feet to a ½" rebar capped EDG at the SW corner of said Lot B-6; thence N 90°00'00" E leaving said right of way along the south line of said Lot B-6 a distance of 154.01 feet to a ½" rebar capped EDG at the SE corner of said Lot B-6; thence N 0°21'20" W along the east line of said Lot B-6 a distance of 100.00 feet to the point of beginning. Situated in Shelby County, Alabama.