

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, AL 35094

Send Tax Notice To:
LARRY J. GESSNER and
RENEE R. GESSNER
798 GRIFFIN PARK CIR
BIRMINGHAM, AL 35242

CORRECTIVE
CORPORATION FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Twenty-Nine Thousand Eight Hundred Eighty-Two and 00/100 Dollars (\$429,882.00)* to the undersigned Grantor, NEWCASTLE CONSTRUCTION, LLC, (hereinafter referred to as Grantor, whose mailing address is 121 BISHOP CIRCLE, PELHAM, AL 35124), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto LARRY J. GESSNER and RENEE R. GESSNER (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT A-56, ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE POINT
SECTOR 1 ,PHASE 2, AS RECORDED IN MAP BOOK 50, PAGE 35, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.

**THE PURPOSE OF THIS DEED IS TO CORRECT THE DEED ORIGINALLY
RECORDED INST. NO. 20210226000097870. SAID DEED HAD THE INCORRECT
GRANTOR AND INCOMPLETE NOTARY ACKNOWLEDGEMENT.**

SUBJECT TO:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Existing easements for public utilities including but not limited to electrical, gas water, telephone and sewerage.
5. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN VOLUME 111, PAGE 408 AND VOLUME 273, PAGE 201.
6. EASEMENT RECORDED IN INST. NO. 20160620000210340.
7. RESTRICTIONS RECORDED IN INST. NO. 20160620000210350.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors, assigns, executors and 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, said Grantor has hereunto set its hand and seal this the 26th day of March, 2021.

NEWCASTLE CONSTRUCTION,
INC.

By: Bethany David
BETHANY DAVID
Its: CONTROLLER

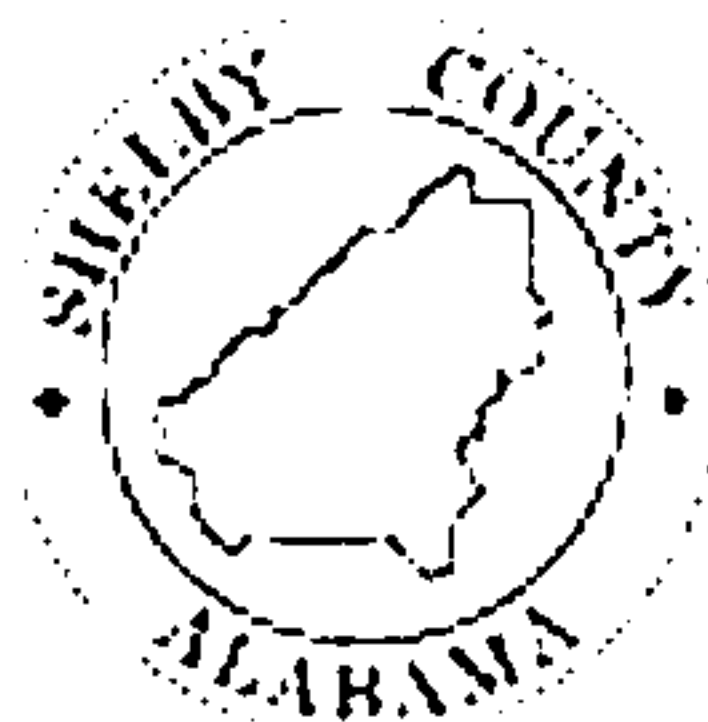
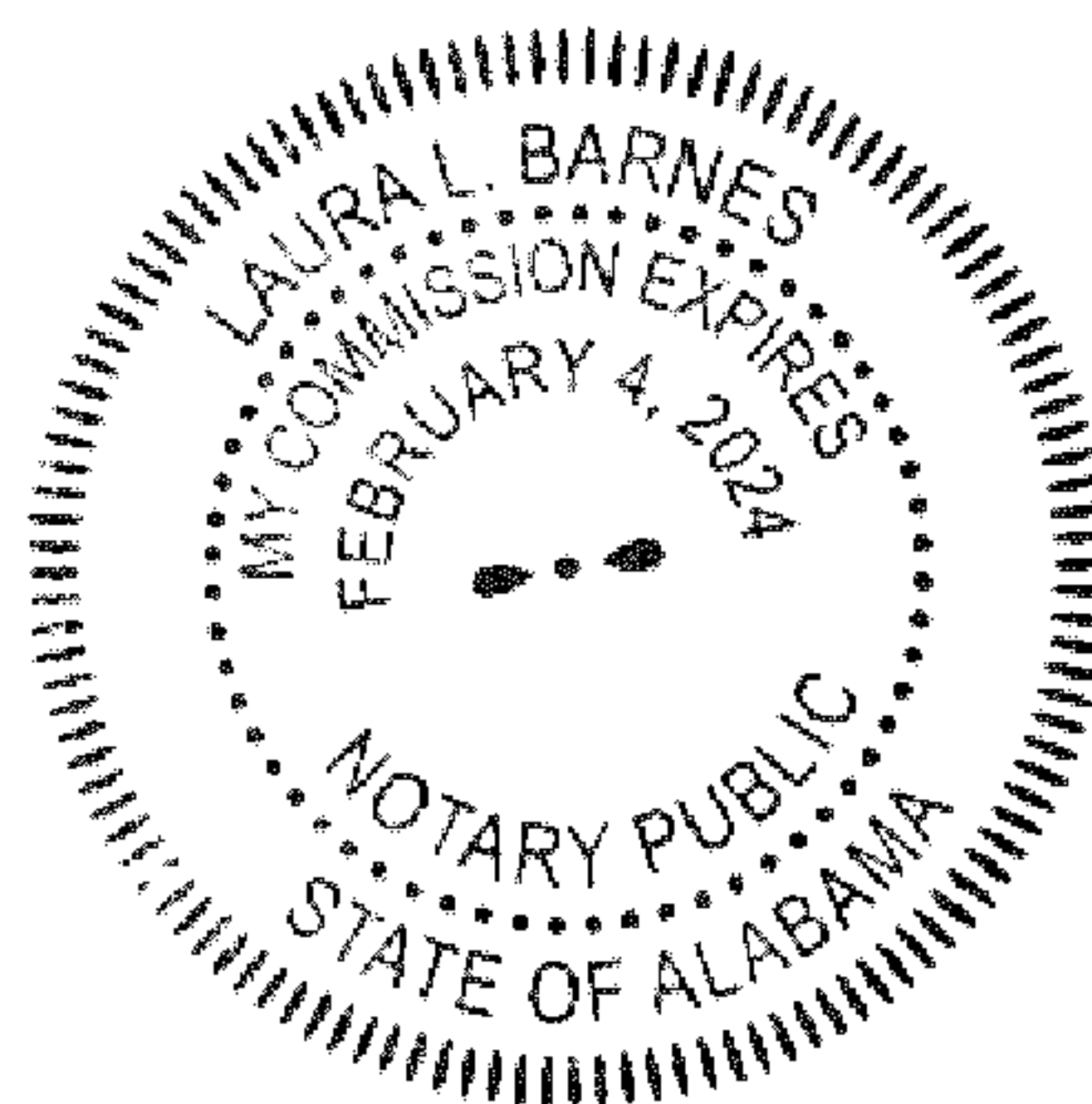
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BETHANY DAVID, whose name as CONTROLLER of NEWCASTLE CONSTRUCTION, INC., 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, BETHANY DAVID, CONTROLLER, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said NEWCASTLE CONSTRUCTION, INC. on the day the same bears date.

Given under my hand and official seal this 26th day of March, 2021.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/4/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2021 04:17:09 PM
\$26.00 CHARITY
20210405000169570

Alicia S. Bayl