

20210423000202250
04/23/2021 09:51:23 AM
DEEDS 1/3

This instrument corrects that certain deed recorded in Instrument # 20210111000017100 in the office of the Judge of Probate of Shelby County in order to correct the Grantor.

Send Tax Notice To:
460 El Camino Real
Chelsea, AL 35043

CORRECTIVE JOINT SURVIVORSHIP DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of SIX HUNDRED TWENTY FIVE Thousand Dollars and No Cents (\$625,000.00), the amount of which can be verified in the sales Contract between the parties hereto to the undersigned grantor (whether one or more), in had paid by the grantee herein, the receipt whereof is acknowledged, I or we Laurie R. Brown and Donald D. Brown, Trustees under the Laurie R. Brown Living Trust, dated March 10, 2016 and Donald D. Brown and Laurie R. Brown, Trustees, under the Donald D. Brown Living Trust, dated March 10, 2016, whose address is 705 Griffin Rd., Chelsea, AL 35043 (hereby referred to as grantor, whether one or more), grant bargain, sell and convey unto Joseph Kulovitz and Miko Yvonne Kulovitz whose address is 460 El Camino Real, Chelsea, AL 35043 (herein referred to as grantees) as joint tenants with the right of survivorship, the following real estate property situated in Shelby County, Alabama, the address of which is: 460 El Camino Real, Chelsea, AL 35043 to-wit:

Lot 34, according to the Survey of High Chaparral Sector B, as recorded in Map Book 16, Page 69, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

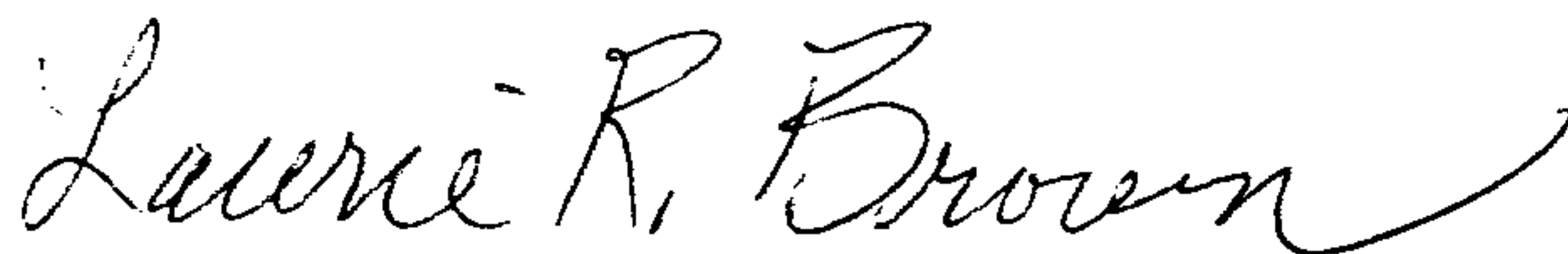
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

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TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 30th day of MARCH
2021.



Laurie R. Brown, Individually and Trustee



Donald D. Brown, Individually and Trustee

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Laurie R. Brown and Donald D. Brown, Trustees under the Laurie R. Brown Living Trust, dated March 10, 2016 and Donald D. Brown and Laurie R. Brown, Trustees, under the Donald D. Brown Living Trust, dated March 10, 2016 whose name (s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being duly informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2021.

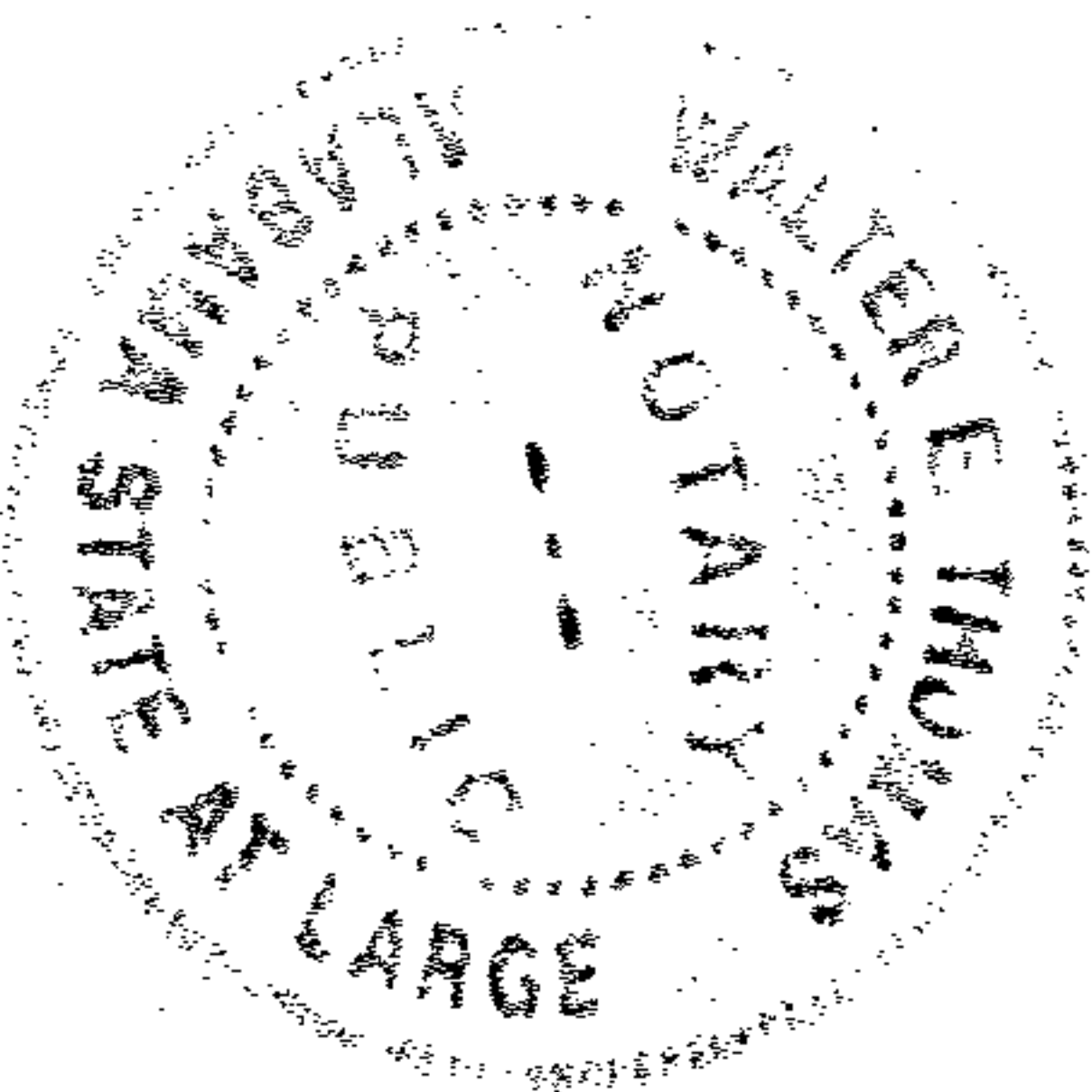
Walter E. Thomas
Notary Public, State of Alabama

Walter E. Thomas
Printed Name of Notary

My Commission Expires: - **My Commission Expires 5/28/24**

PREPARED BY:

Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2021 09:51:23 AM
\$28.00 KIMBERLY
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Allie S. Bezel