

**CORRECTIVE WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

This Corrective Warranty Deed is to correct the original deed given on April 19, 2021 and recorded in the Probate Office of Shelby County, Alabama, on September 11, 2019 as Instrument Number: 20210421000198860. The original deed did not grant the property to all three grantees, Jill Datema, Jared Datema, and Janice Hannon, with right of survivorship, which was an error, and therefore did not match the mortgage recorded simultaneously therewith as instrument number: 20210421000198870.

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **One Hundred Eighty-Five Thousand and No/100 Dollars (\$185,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Robert C. Reames, a married person** (herein referred to as grantor), grant, bargain, sell and convey unto **Jill Datema, Jared Datema and Janice Hannon** (herein referred to as grantee) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

**Lot 21, according to the Survey of Meadow Brook Townhomes, as recorded in Map Book 10, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.**

For ad valorem tax purposes only, the address for the above-described property is 121 Meadow Croft Circle, Birmingham, AL 35242. This property is not the homesteaded residence of the grantor.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

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 to such survivor forever, together with every contingent remainder and right of reversion.

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, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 25<sup>th</sup> day of April, 2021.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/05/2021 10:40:59 AM  
\$24.00 CHERRY  
20210505000223600

*Allen S. Boyd*

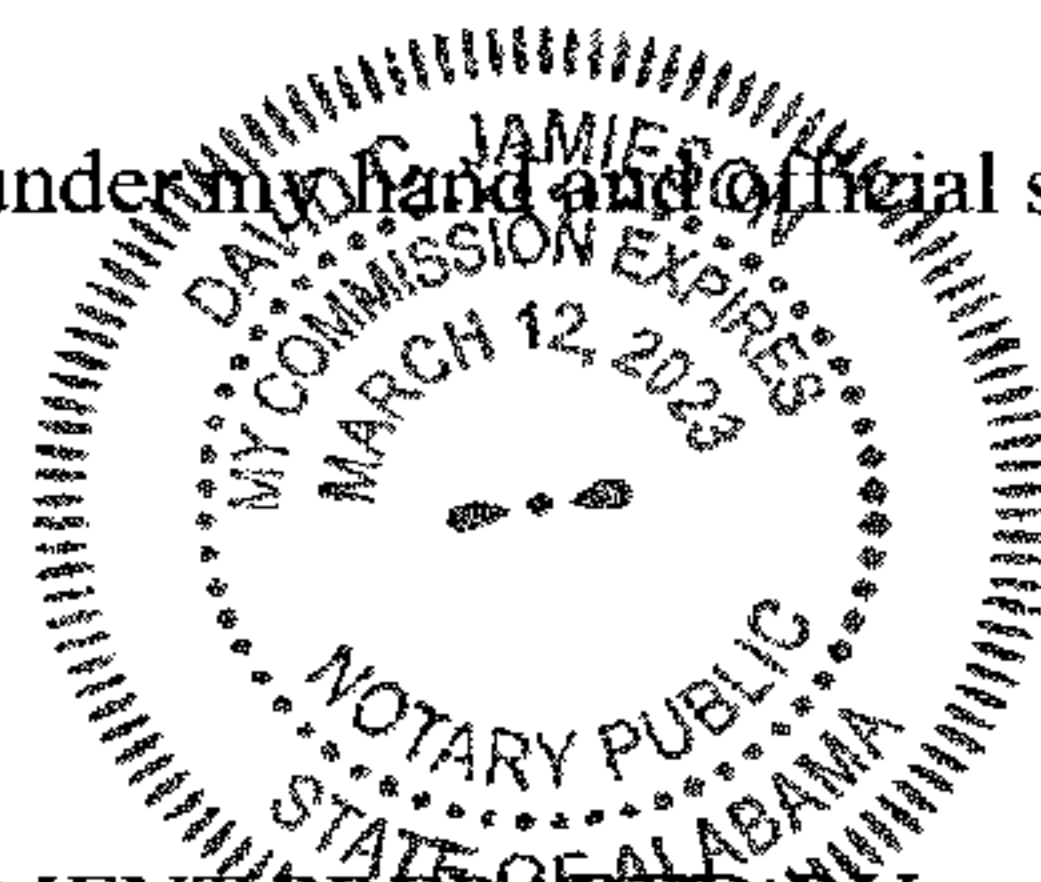
*Elizabeth Jacquelyn Reames  
Attorney In Fact for  
Robert C. Reames*

**Elizabeth Jacquelyn Reames, as Attorney-In-Fact  
for Robert C. Reames**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Elizabeth Jacquelyn Reames, as Attorney-In-Fact for Robert C. Reames**, 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of April, 2021.



*David C. Jamieson*  
NOTARY PUBLIC  
My Commission Expires: 3/12/23

THIS INSTRUMENT PREPARED BY:  
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:  
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244