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09/01/2021 01:12:07 PM  
CORDEED 1/2

**SEND TAX NOTICE TO:**

Domingo Gomez and Linda F. Gomez  
115 Warwick Cir  
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BHM1901420

**CORRECTIVE WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jean M. Owens, an unmarried woman**, whose address is , 400 University Park Dr. Apt 365, Birmingham, AL 35209 (hereinafter "Grantor", whether one or more), by **Domingo Gomez and Linda F. Gomez** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Domingo Gomez and Linda F. Gomez, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 163, according tot he Survey of Phase I Weatherly Warwick Village Sector 17, as recorded in Map Book 20, Page 86, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

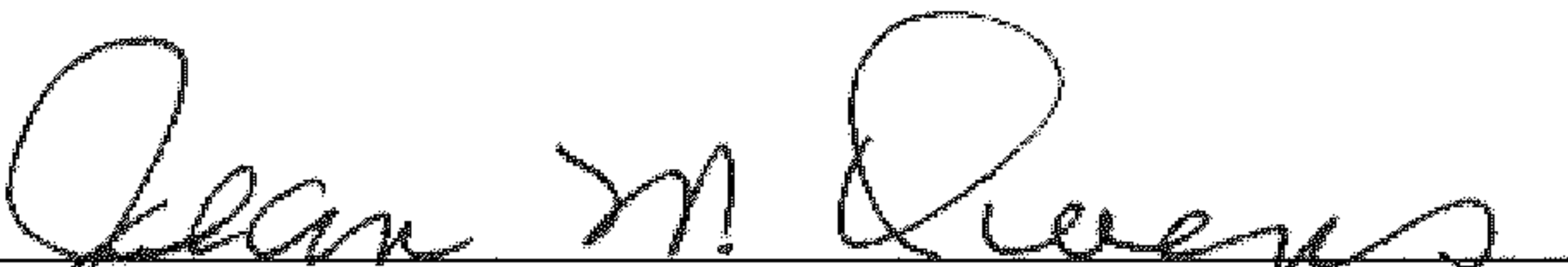
Subject to a third-party mortgage in the amount of \$142,500.00 executed and recorded simultaneously herewith.

Jean M. Owens, surviving grantee by deed dated October 18, 2013 and recorded November 4, 2013, in Instrument #21031104000434860, the other Grantee Howard Leroy Owens, having died on or about the 22<sup>nd</sup> day of May, 2019.

**This Corrective Warranty Deed is made to correct the Warranty Deed dated November 8, 2019 and recorded on November 14, 2019 at 8:13 a.m. in Instrument No. 20191114000421920. The Warranty Deed recorded on November 14, 2019 at 8:13 a.m. in Instrument No. 20191114000421920 did not indicate that the Grantee would hold title as joint tenants with right of survivorship.**

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of September, 2021.

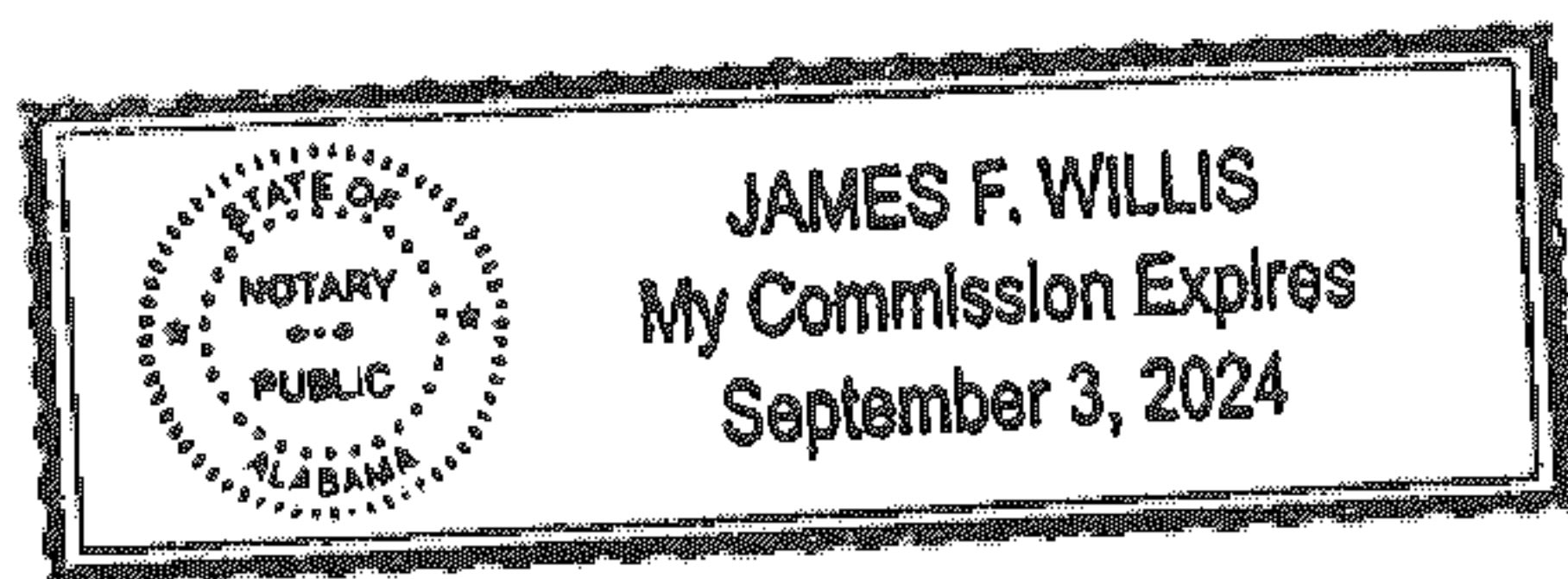
  
Jean M. Owens

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Jean M. Owens**, 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 informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 1st day of September, 2021.

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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\$26.00 BRITTANI  
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*Allen S. Bayl*