

Send tax notice to:

EDWARD W DYER
401 Bent Creek Trce
Chelsea, AL 35043

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2021723

This deed is being rerecorded
to correct the Map Book and
page of the legal description
CORRECTED
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen Thousand Five Hundred and 00/100 and 00/100 (\$16,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, J. W. STEVENSON, LLC, an Alabama Limited Company, whose mailing address is

80 Harbour Dr Wilsonville AL 35186
(hereinafter referred to as "Grantors") by EDWARD W DYER and DIANE B DYER whose property address is 101 BENT CREEK DRIVE, CHELSEA, AL, 35043 (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 50A, according to the Resurvey of Lots 48, 49, and 50 of Bent Creek Subdivision, as recorded in Map Book 39, Page ~~23~~, in the Probate Office of Shelby County, Alabama.

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SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument No. 1994-29305; Deed Book 154, Page 455; Deed Book 171, Page 515 and Deed Book 244, Page 587, in the Probate Office of Shelby County, Alabama.
3. Easements and building lines as shown on recorded map.
4. Easement to Alabama Power Company as recorded in Instrument No. 20051031000564180, in the Probate Office of Shelby County, Alabama.
5. Easement to Bellsouth as recorded in Instrument No. 20051212000641700, in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Alabama Power Company as set forth in Deed Book 126, Page 55.
7. Railroad right of way reserved by South and North Alabama Railroad as recorded in Deed Book "T", Page 655.
8. Subject to oil and gas lease to Anschutz Corporation dated 2/9/82 and recorded in Misc. Book 45, Page 303.
9. Subject to oil and gas lease to Atlantic Richfield Company as recorded in Deed Book 324, Page 391.
10. Less and except any portion of subject land lying within any road right of way.
11. Mineral and restrictions as set out in Deed Book 244, Page 587.
12. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20071004000464630, in the Probate Office of Shelby County, Alabama.

\$ 0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, J. W. STEVENSON, LLC, by J. W. STEVENSON, its MANAGER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 17th day of September, 2021.

J W STEVENSON, LLC

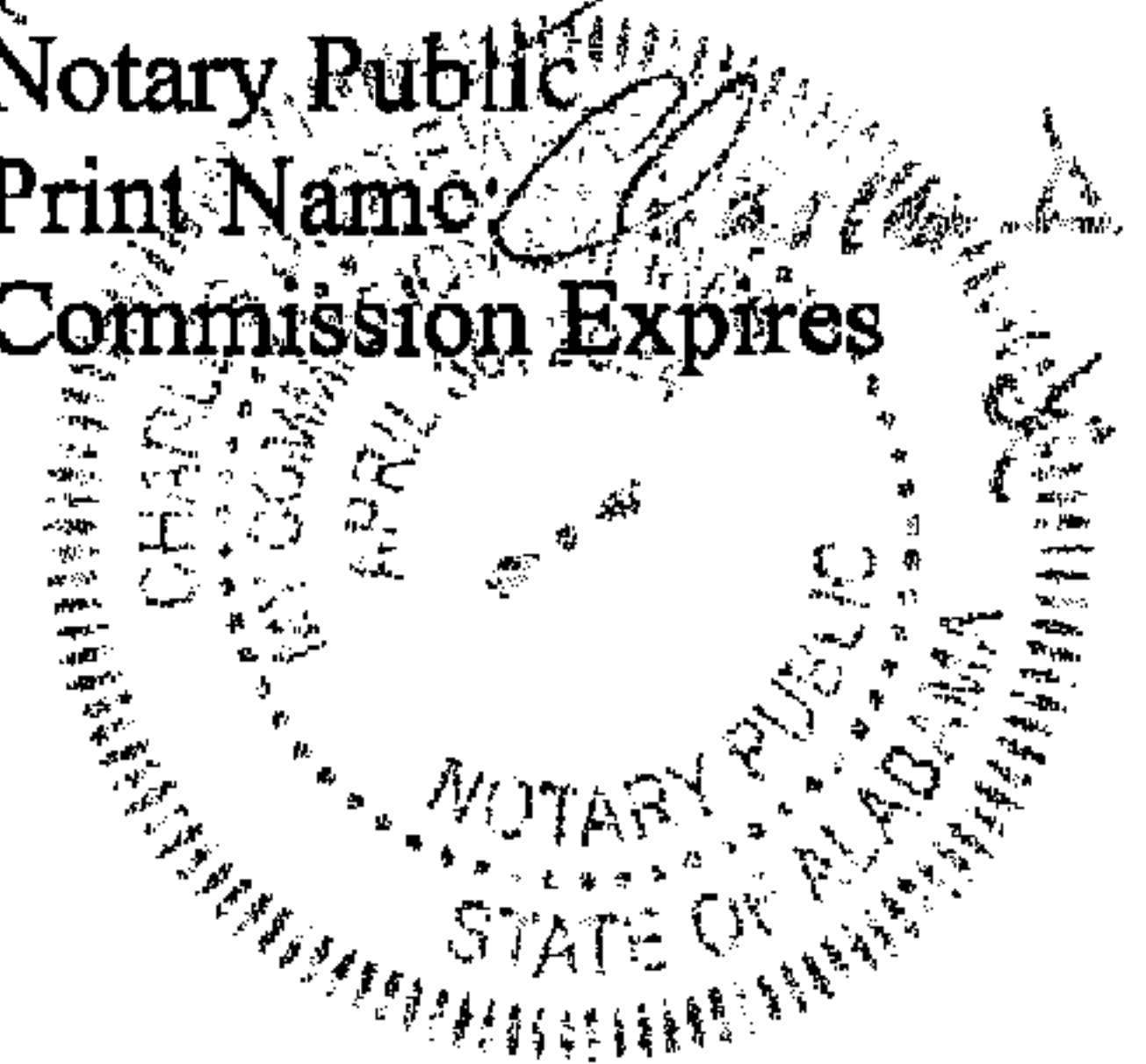

JACKIE W STEVENSON, MANAGER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACKIE W STEVENSON, whose name as MANAGER of J. W. STEVENSON, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 17th day of September, 2021.

Notary Public
Print Name: Charles D. Givens, Jr.
Commission Expires 04 20 20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/22/2021 11:59:11 AM
\$26.00 JOANN
20210922000462710

Allen S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/20/2021 02:32:00 PM
\$41.50 JOANN
20210920000456870

Allen S. Bayl