

20211026000519040
10/26/2021 11:13:57 AM
CORDEED 1/3

****This instrument is being re-recorded
to correct the legal description****

**20210205000061070
02/05/2021 09:15:45 AM
DEEDS 1/2**

Send tax notice to:
Ingrid Straeter
396 Stoney Ridge Trail
Columbiana, AL 35051
CHL2100013

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

****CORRECTIVE****

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Thirty Thousand and 00/100 Dollars (\$430,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Joan F. Dilmore, a single woman**, whose mailing address is: **826 Daventry Lane, Calera AL 35040** (hereinafter referred to as "Grantor"), by **Ingrid Maria Straeter** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

****Joan F. Dilmore is the surviving grantee of that deed recorded in Instrument Nos 1997-31953, 1997-26978 and 1997-26979 in the Probate Office of Shelby County, Alabama; the other grantee Gary S. Dilmore, having died on or about the 13th day of January, 2008.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

20211026000519040 10/26/2021 11:13:57 AM CORDEED 2/3

20210205000061070 02/05/2021 09:15:45 AM DEEDS 2/2

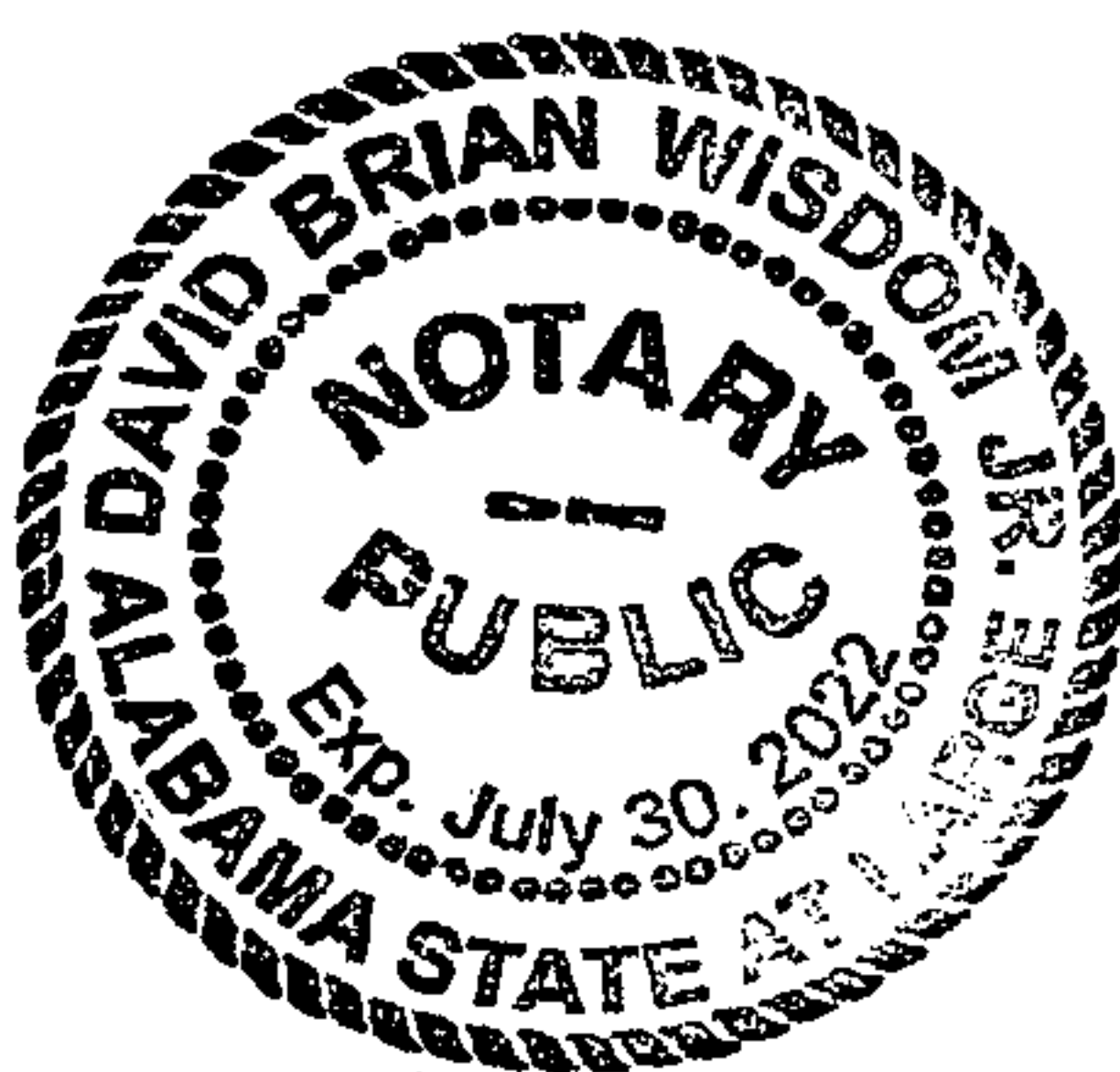
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 29
day of January, 2021.

Joan F. Dilmore
Joan F. Dilmore

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joan F. Dilmore, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 29 day of January, 2021.



[Signature]
Notary Public
Print Name: David Wisdom
Commission Expires: 07/30/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2021 09:15:45 AM
\$455.00 CHERRY
20210205000061070

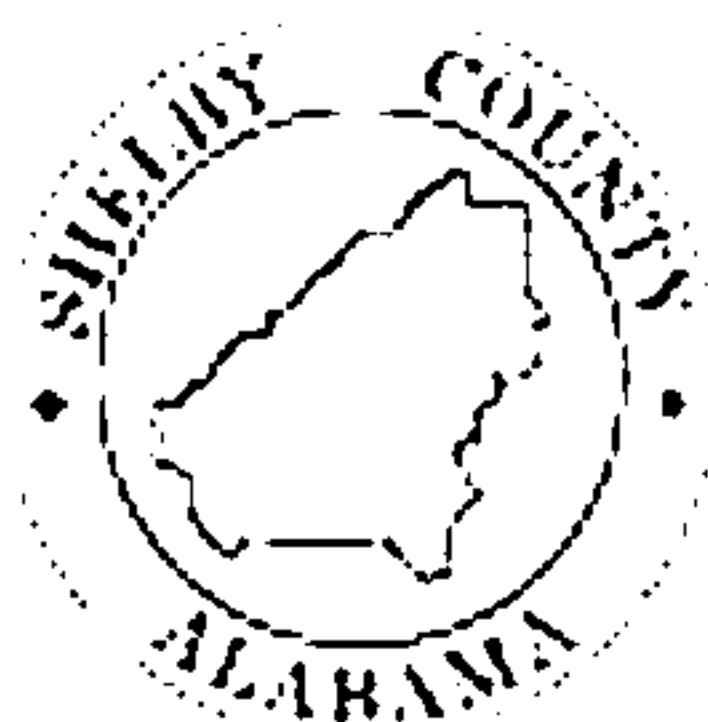
Allie S. Bayl

EXHIBIT A

The North 1/2 of the Northeast 1/4 of the Northwest 1/4 and the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 21 South, Range 2 West, in Shelby County, Alabama.

Together with right and easements as set out in the Amended and Restated Restrictive Covenants for Lake Woodmere Inc as recorded in Instrument 20070625000295380, in the Probate Office of Shelby County, Alabama, including but not limited to private roads and drives. The following is a description of the centerline of a road and the centerline of a 30.0 feet wide easement.

Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 2 West; thence run S85°19'25"E on the quarter-quarter line for 251.98 feet; thence N52°13'40"W for 68.14 feet to the point of beginning; thence continue on the same line for 145.68 feet; thence N72°21'28"W for 135.55 feet; thence N24°36'22"W for 102.96 feet; thence N28°16'38"E for 99.39 feet; thence N21°16'40"E for 37.26 feet; thence N29°54'16"E for 65.88 feet; thence N16°43'28"E for 50.82 feet; thence N1°02'15"W for 56.04 feet; thence N45°35'03"W for 51.66 feet; thence N79°08'52"W for 44.15 feet; thence S86°12'16"W for 91.62 feet; thence N57°39'02"W for 26.81 feet; thence N13°13'32"E for 66.08 feet; thence N3°41'54"E for 82.75 feet; thence N12°15'33"E for 115.83 feet; thence N5°13'01"E for 169.91 feet; thence N6°20'39"W for 72.33 feet; thence N7°29'00"W for 53.70 feet; thence N7°43'10"W for 44.19 feet; thence N5°34'49"W for 63.48 feet; thence N3°10'57"E for 91.90 feet; thence N15°41'38"E for 88.28 feet; thence N9°18'00"W for 201.37 feet; thence N14°38'31"W for 60.72 feet; thence N2°33'20"E for 149.01 feet; thence N22°06'48"W for 51.86 feet; thence N6°30'30"W for 127.95 feet to the point of ending.



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Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$29.00 CHERRY
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Allen S. Bayl