

20211101000525690
11/01/2021 09:08:15 AM
CORDEED 1/3

CORRECTIVE DEED

The deed is re-recorded in include the manufactured home details which were inadvertently excluded from the original recorded deed, recorded on 10/14/2021 at Instrument #20211014000501220, in the Office of the Judge of Probate of Shelby County, AL.

SEND TAX NOTICE TO:

Gabriel Martires
673 County Rd. 54
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
JSP2100094

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Thirty Nine Thousand and 00/100 Dollars (\$139,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lane Castle and Lauren Acre, husband and wife**, whose address is 12697 Broadway Dr. McCalla, AL 35111 (hereinafter "Grantor", whether one or more), by **Gabriel Martires**, whose address is 673 Co Rd 54 Montevallo, AL 35115, (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 673 County Rd. 54, Montevallo, AL 35115**, to-wit:

PARCEL I:

A parcel of land in Shelby County, Alabama, particularly described as follows: Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 22 South, Range 4 West; proceed South 89 degrees 35 minutes 48 seconds West along the South line of said 1/4-1/4 section a distance of 386.53 feet; proceed North 06 degrees 52 minutes 50 seconds West a distance of 344.90 feet; proceed North 89 degrees 35 minutes 48 seconds East a distance of 417.55 feet; proceed South 01 degree 43 minutes 18 seconds East a distance of 342.79 feet to the Point of Beginning.

PARCEL II:

ALSO, an easement for ingress, egress and utilities:

Commence at the Southeast of said 1/4-1/4 section; thence run South 89 degrees 35 minutes 48 seconds West for a distance of 386.53 feet; thence run North 06 degrees 52 minutes 50 seconds West for a distance of 344.90 feet to the point of beginning; thence continue along last described course for a distance of 318.66 feet; thence run North 29 degrees 00 minutes 45 seconds East for a distance of 120.91 feet; thence run North 55 degrees 11 minutes 39 seconds West for a distance of 262.10 feet to the southeasterly right of way line of Shelby County Highway 54; thence run North 43 degrees 06 minutes 18 seconds East along the chord of a curve to the right for a distance of 30.00 feet; thence run South 55 degrees 14 minutes 22 seconds East for a distance of 254.75 feet; thence run South 68 degrees 31 minutes 46 seconds East for a distance of 12.51 feet; thence run South 06 degrees 52 minutes 50 seconds East for a distance of 455.68 feet; thence run South 89 degrees 35 minutes 48 seconds West for a distance of 78.00 feet to the point of beginning.

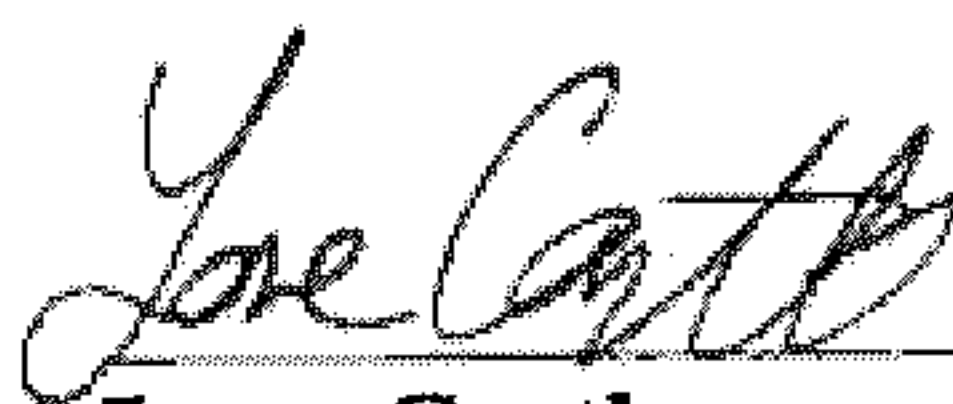
The subject property includes a 1998 Horton Homes Manufactured Home comprised of two sections and bearing HUD numbers: GEO1078560 & GEO1078561, serial/vin numbers H151732GL/R, and is permanently attached to the real property, with wheels and axles removed and to be taxed and assessed as realty, thereby forming a part of the realty.

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 \$136,482.00 executed and recorded simultaneously herewith.

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 12th day of October, 2021.


Lane Castle



Lauren Acre, by and through her Attorney
in Fact, Lane Castle

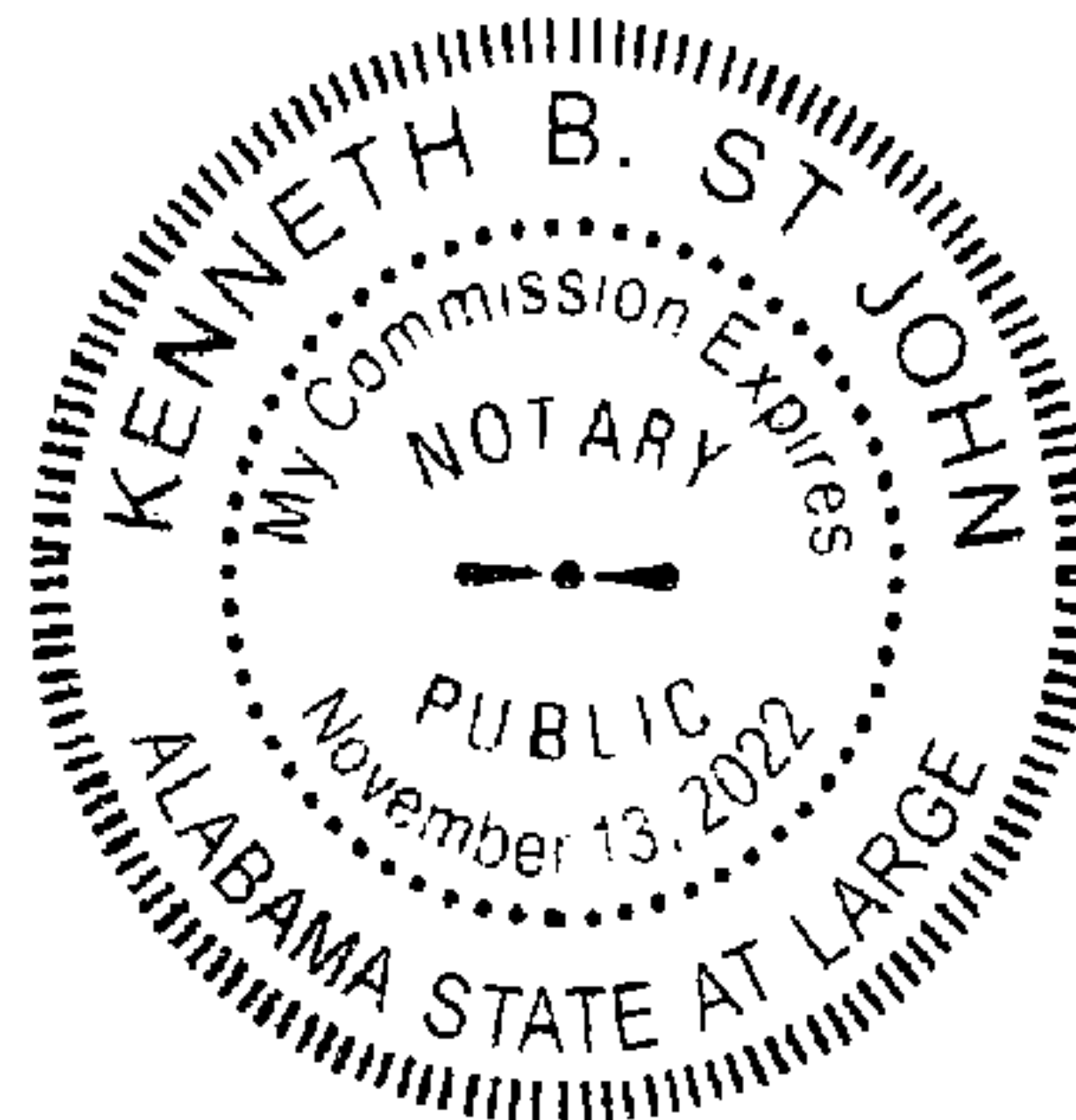


State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Lane Castle, a married man 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 12th day of October, 2021.



Notary Public : *Kenneth B St John*
My commission expires: 11/13/2022

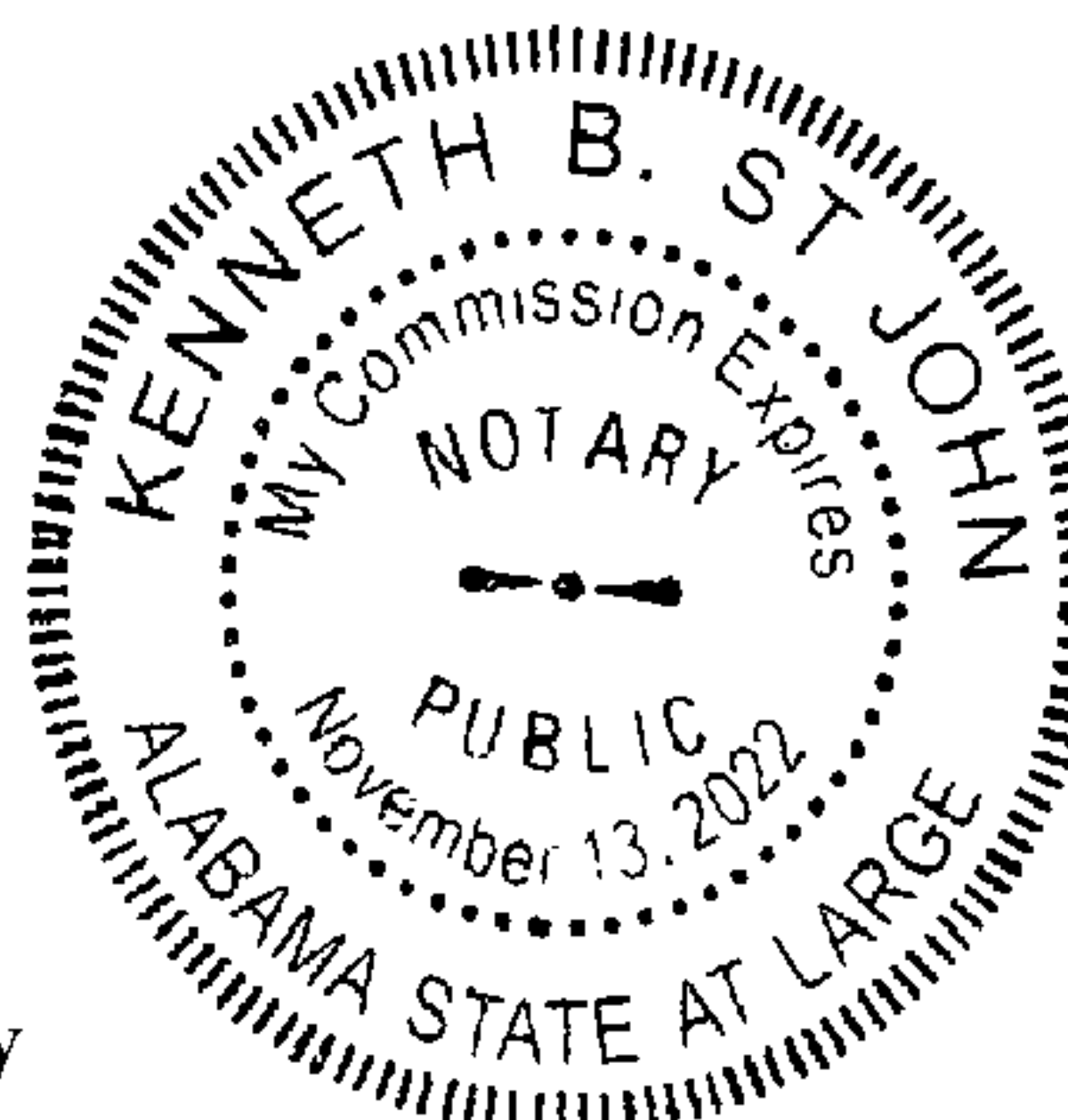


State of Alabama
County of Shelby

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Lane Castle, as Attorney in fact for Lauren Acre, his wife, 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 in his capacity* and with full authority executed the same voluntarily on the day the same bears date. ** as such Attorney in Fact*

Given under my hand and official seal on this 12th day of October, 2021.


Notary Public: *Kenneth B. St. John*
My commission expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2021 09:08:15 AM
\$29.00 BRITTANI
20211101000525690

Allen S. Bayl