

20211221000603140
12/21/2021 02:45:22 PM
CORDEED 1/2

**CORRECTIVE DEED-Missing
Marital Status
Previously recorded Inst.
20211122000561940 on 11/22/2021**

SEND TAX NOTICE TO:
Zachary T. Gore and Mary E. Gore
20 Shaw Valley Rd
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100951

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Two Hundred Eighty Eight Thousand and 00/100 Dollars (\$288,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Elizabeth Shaw, an unmarried woman, by Sally Elaine Shaw McKerley attorney in fact, whose address is 105 Shaw Ridge Chelsea AL 35043 (hereinafter "Grantor", whether one or more), by Zachary T. Gore and Mary E. Gore, (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 Zachary T. Gore and Mary E. Gore, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 20 Shaw Valley Rd, Chelsea, AL 35043, to-wit:

The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama. Less and except any portion lying within the road right of way.

**Subject to an easement for ingress and egress conveyed in Book 347, Page 778, in the Probate Office of Shelby County, Alabama, more particularly described as follows:
Commence at the Southwest corner of said 1/4-1/4-1/4 section; thence in a Northerly direction along the West line thereof a distance of 338.82 feet to the point of beginning; thence continue in same direction a distance of 131.93 feet; thence 91 degrees 06 minutes 30 seconds right in an Easterly direction a distance of 33 feet; thence right in a Southwesterly direction and a straight line, a distance of 134 feet to the point of beginning.**

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 \$278,388.00 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.

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20211122000561940 11/22/2021 03:42:15 PM DEEDS 2/2

IN WITNESS WHEREOF, Grantors, Elizabeth Shaw, by Sally Elaine Shaw McKerley, as attorney-in-fact, has hereunto set his/her signature and seal on this 19th day of November, 2021.

ELIZABETH SHAW By Sally Elaine Shaw McKerley POA
Elizabeth Shaw by Sally Elaine Shaw
McKerley attorney in fact

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sally Elaine Shaw McKerley, whose name as attorney in fact for Elizabeth Shaw, 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, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Elizabeth Shaw by Sally Elaine Shaw McKerley attorney in fact on the day the same bears date.

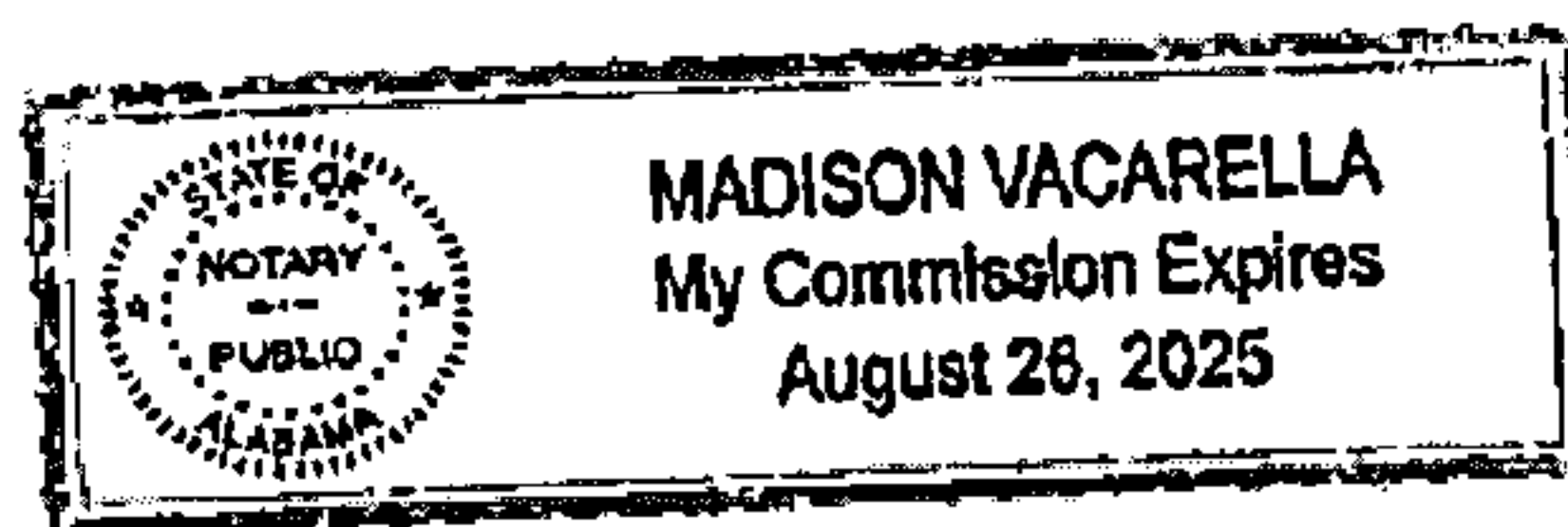
Given under my hand and official seal on this 19th day of November, 2021.

Madison Vacarella
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2021 02:45:22 PM
\$26.00 JOANN
20211221000603140

Allie S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2021 03:42:15 PM
\$35.00 CHERRY
20211122000561940

Allie S. Bayl