

This instrument was prepared by:
A. Vincent Brown, Jr., Esq.
510 18th Street North
Bessemer, AL 35020

SEND TAX NOTICE TO:

★ CORRECTED
QUITCLAIM DEED

**THIS DEED BEING PREPARED WITHOUT THE BENEFIT
OF A TITLE EXAMINATION BY THE PREPARER, AND WITH THE LEGAL DESCRIPTION
BEING PROVIDED BY THE PARTIES.**

AMB *This Corrected Deed is being recorded to correct the Grantor's name in Instrument No. 20211222000603700 to reflect that Vicki Daviston, deceased, is one and the same person as Margaret Victoria Brown Daviston. *~~R~~

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of Ten Thousand and 00/100 Dollars \$10,000.00, the amount of which can be verified by agreement or contract between the parties, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, A. VINCENT BROWN, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VICKI DAVISTON, DECEASED, PROBATE CASE NO. PR-2021-238, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND WHO HAS POWER TO SELL GRANTED TO HIM BY THE DECEDENT IN HER LAST WILL AND TESTAMENT, does (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto NORMAN CARLO DIEGUEZ AND EMILY DIEGUEZ, husband and wife, whose address is 404 MEADOW CROFT DR, BIRMINGHAM, AL 35242, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1-A, ACCORDING TO THE RESURVEY OF LOTS 1-9, MEADOW BROOK TOWNHOMES, PHASE III, AS RECORDED IN MAP BOOK 34, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

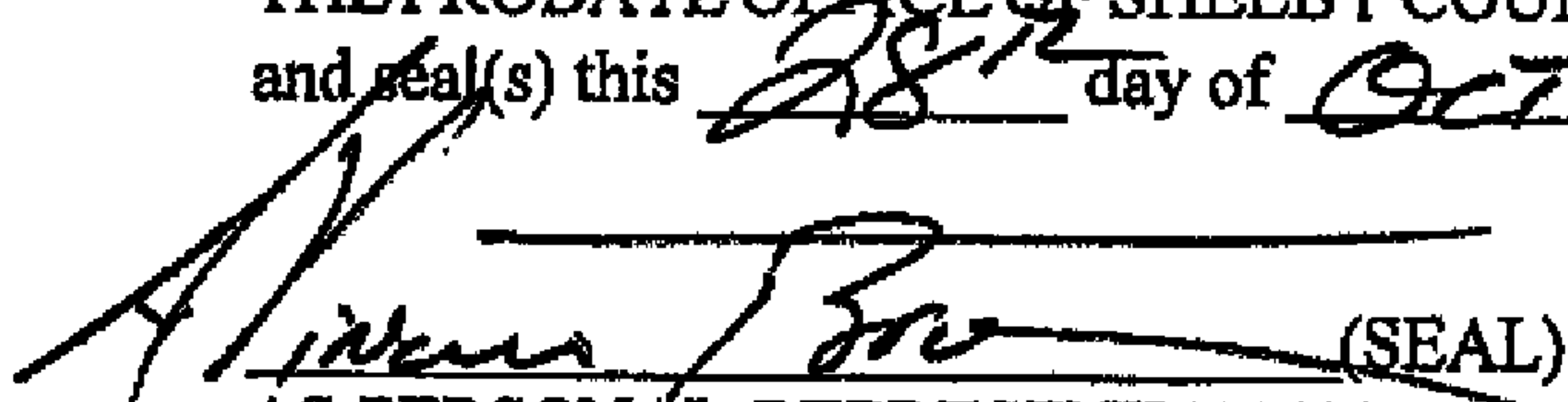
NO BEING CONVEYED WITH THIS TRANSACTION AS THIS DEED IS BEING PREPARED AND RECORDED IN COMPLIANCE WITH PROBATE CASE NO. PR-2021-238, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA-ESTATE PLANNING PURPOSES.

SUBJECT to easements, right of ways, ad valorem taxes, mineral and mining rights, building lines, as shown in the public records.

Subject property is NOT the homestead of the Grantor.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VICKI DAVISTON, DECASED, PROBATE CASE NO. PR-2021-238, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, have hereunto set my (our) hand(s) and seal(s) this 28th day of OCTOBER, 2021.

 (SEAL)

AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VICKI DAVISTON, DECASED, PROBATE CASE NO. PR-2021-238, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

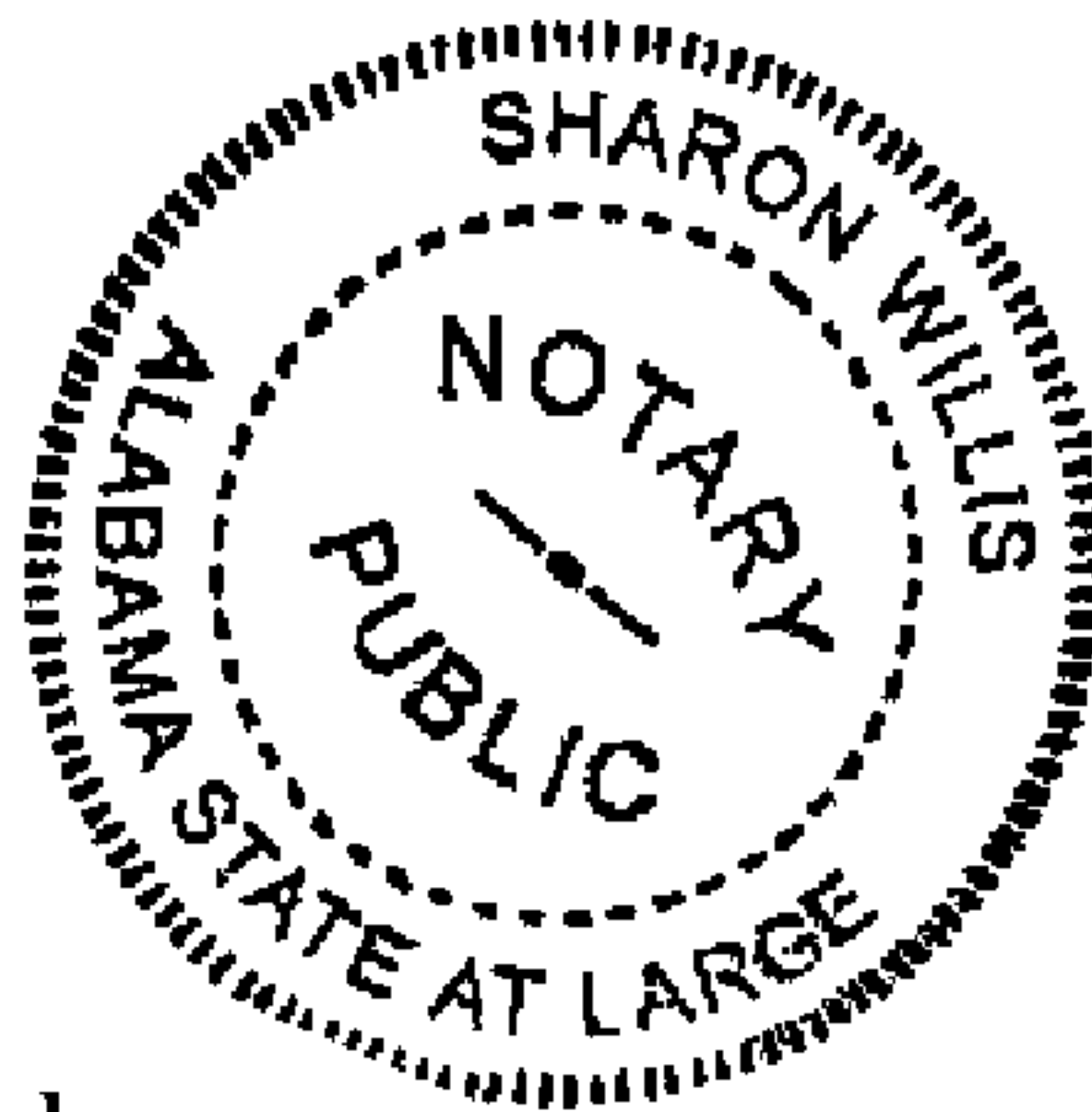
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VICKI DAVISTON, DECASED, PROBATE CASE NO. PR-2021-238, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, 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, in said capacity and with full authority, on the day the same bears date.

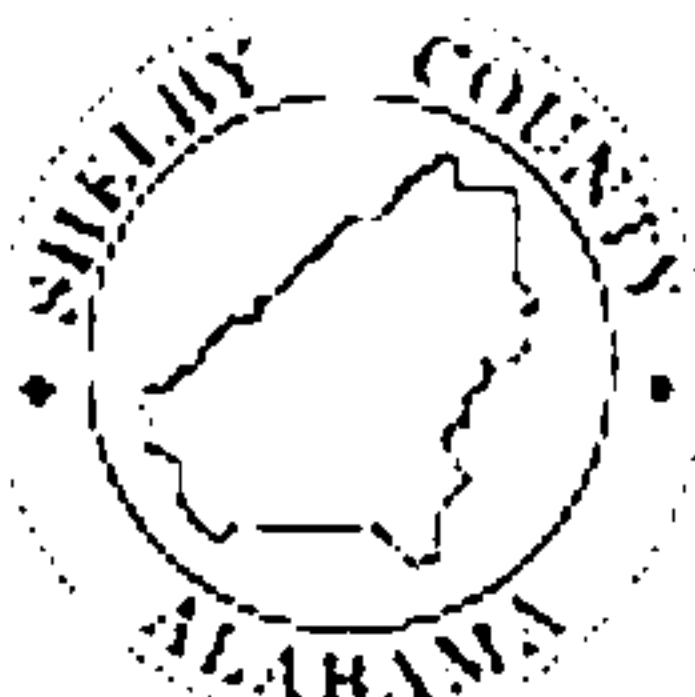
Given under my hand and official seal this 28th day of OCTOBER, 2021.


Notary Public

My Commission Expires: 2-15-23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2021 08:35:44 AM
\$27.00 JOANN
20211230000612550



Allen S. Bayl