

20220104000000430
01/04/2022 08:32:31 AM
CORDEED 1/2

SEND TAX NOTICE TO:

Lary R. Petty and Carolyn S. Petty
1008 Princeton Park
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
CHB2100057

CORRECTIVE WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Fifty Nine Thousand and 00/100 Dollars (\$259,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Janece Knight, an unmarried woman, whose address is 425 Williams Dr. APT 1337, Marietta, GA 30066 (hereinafter "Grantor", whether one or more), by **Lary R. Petty and Carolyn S. Petty**, whose address is 1008 Princeton Park, 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 **Lary R. Petty and Carolyn S. Petty**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 1008 Princeton Park, Montevallo, AL 35115, to-wit:**

Lot 60, according to the Survey of Heritage Trace, Phase 2, as recorded in Map Book 36, page 71, in the Probate Office of Shelby County, Alabama.

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 \$0.00 executed and recorded simultaneously herewith.

Janece Magee, the grantee in the deed recorded in Instrument No.20141201000376700, is one and the same as Janece Knight.

The purpose of this deed is to correct the deed recorded in the Probate Office of Shelby County, Alabama Instrument No.20210319000139620. Said deed did not include the Grantors name in the notary acknowledgment section and did not include joint with right of survivorship language.

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 16th day of March, 2021.

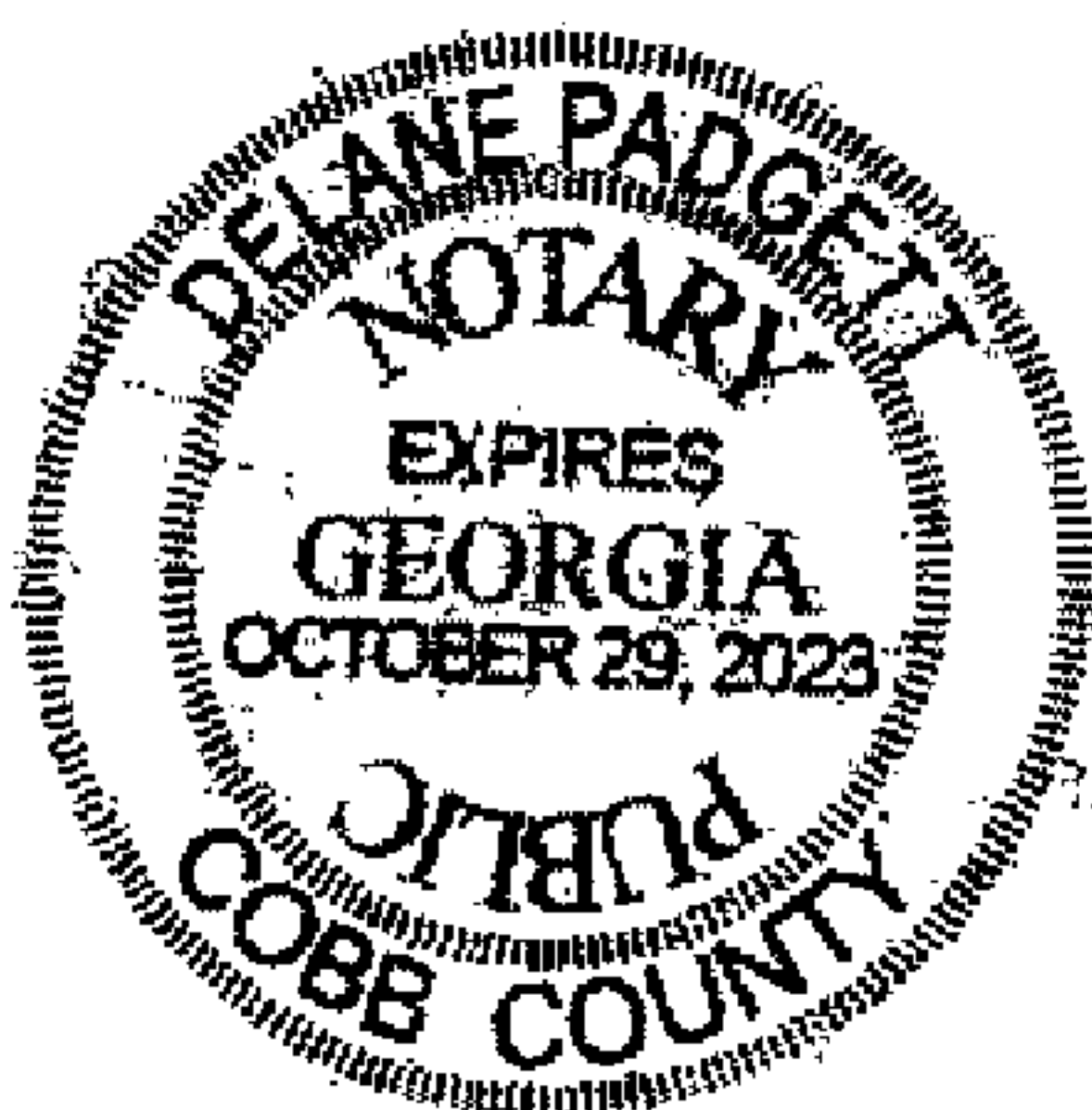

Janece Knight

State of ~~Alabama~~ Georgia
County of COB

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

Given under my hand and official seal on this 16th day of March, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2022 08:32:31 AM
\$26.00 JOANN
20220104000000430

Allie S. Bayl