



20220304000089580 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
03/04/2022 09:56:40 AM FILED/CERT

STATE OF ALABAMA §
 §
SHELBY COUNTY §

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Thirty Eight Thousand Eight Hundred and NO/100 (\$38,800.00) Dollars to the undersigned **GARRETT O. KEARBEY AND WIFE, MARJORIE J. KEARBEY, WHOSE MAILING ADDRESS IS 213 JEFF DAVIS STREET, FAIRHOPE, ALABAMA 36532**, herein referred to as Grantors, in hand paid by **HAYES KEARBEY AND WIFE, BROOKE KEARBEY, WHOSE MAILING ADDRESS IS 8225 OLD HIGHWAY 280, CHELSEA, ALABAMA 35043**, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all their right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Lot 1, according to the survey of Kearbey Family Subdivision, recorded in Map Book 50 at Page 29 with the Judge of Probate of Shelby County, Alabama.

Also described as:

Commence at the SW Corner of the NE ¼ of the NW ¼ of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 90°00'00" E for a distance of 130.25' to the Point of Beginning; thence S 01°08'15" W for a distance of 363.50'; thence N 90°00'00" W for a distance of 460.15'; thence N 01°08'15" E for a distance of 378.50'; thence N 90°00'00" E for a distance of 460.15'; thence S 01°08'15" W for a distance of 15.00' to the Point of Beginning.

ALSO AND INCLUDING a 30' Easement, as recorded in Instrument #20080714000284790, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO AND INCLUDING AND SUBJECT TO A 30' Easement, being the extension of above said 30' Easement, lying 15' either side of and parallel to the following described centerline:

Commence at the SW Corner of the NE ¼ of the NW ¼ of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama; thence N 90°00'00" E, a distance of 115.25' to the POINT OF BEGINNING TO SAID CENTERLINE; thence S 01°08'15" W, a distance of 30.60' to the POINT OF ENDING OF SAID CENTERLINE.



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Subject to any and all restrictions, reservations, permits, easements and rights of way of public record

Property Address: 8225 Old Highway 280, Chelsea, Alabama 35043
Total Purchase Price: \$38,800.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Gift

This corrective deed is given to correct the legal description as recorded in Instrument No. 20180328000102870 and re-recorded in Instrument No. 20181017000367700 with the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

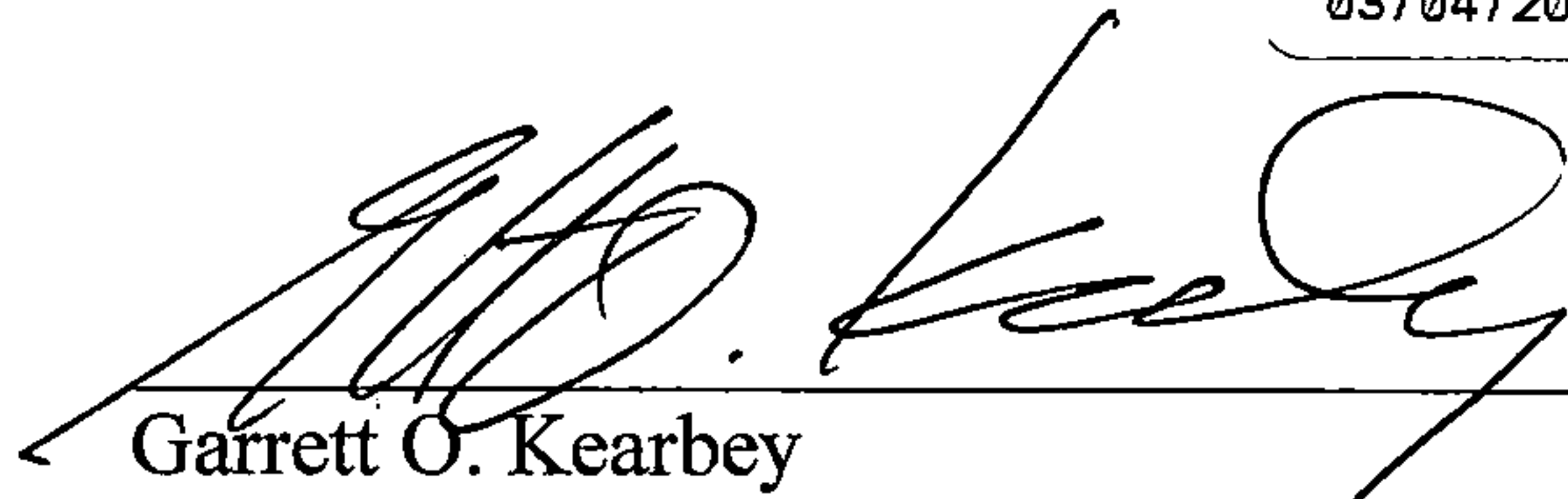
And the Grantors do for themselves and for their heirs, executors and administrators, covenant with the Grantees, their heirs and assigns that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby, that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

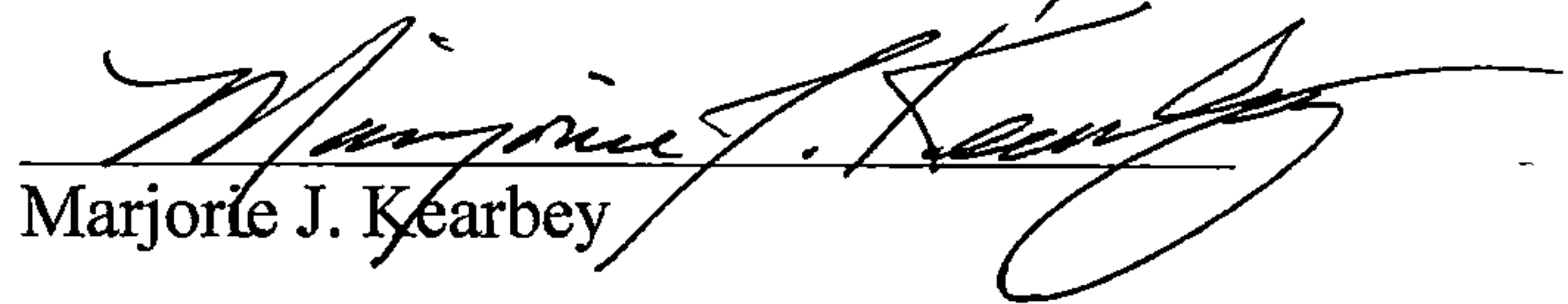
Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the 2nd day of February, 2022.



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Garrett O. Kearbey


Marjorie J. Kearbey

STATE OF ALABAMA §
COUNTY OF Shelby §

I, the undersigned authority in and for said County, in said State, hereby certify that Garrett O. Kearbey and wife, Marjorie J. Kearbey, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of February, 2022.


Notary Public
My Commission Expires: _____

**My Commission Expires
March 25, 2025**

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150
File: 45.4086

