

THIS INSTRUMENT PREPARED BY:  
J. CLAY MADDOX  
J. CLAY MADDOX, LLC  
ATTORNEYS AT LAW  
10052 AL Highway 119  
Alabaster, AL 35007  
(205)729-5054

20220705000264200  
07/05/2022 09:21:42 AM  
CORDEED 1/4

**CORRECTIVE STATUTORY WARRANTY DEED**

**SEND TAX NOTICES TO:**

1606 SATEYS PATH  
MONTICELLO, AL 35114.

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

**THAT** whereas heretofore on to-wit: **Elois C Tipton, Margaret C Hitt, David Winston Coggins, and Elizabeth Ann Lightsey**, sold and intended to convey to **Shane Jones Properties LLC, an Alabama limited liability company**, certain real property located in Shelby County, Alabama, by deed which was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 2022 at Page 0420000162350 on April 20, 2022, and

**WHEREAS**, there was an error in the grantor(s) name, and,

**WHEREAS**, the undersigned, now desires to correct said issues,

**WHEREAS**, in consideration of the sum of One Hundred Twenty-Five Thousand and 0/100 Dollars (\$125,000.00) and other valuable considerations to the undersigned **GRANTOR(S)**, **Elois Coggins Tipton, Margaret Coggins Hitt, David Coggins, and Ann Coggins Lightsey** in hand paid by the **GRANTEE**, **Shane Jones Properties LLC, an Alabama limited liability company**, the receipt whereof is acknowledged, we, the said **GRANTOR(S)**, do hereby grant, bargain, sell and convey unto the said **GRANTEE**, in fee simple, the following described real estate situated in Shelby County, Alabama to wit:

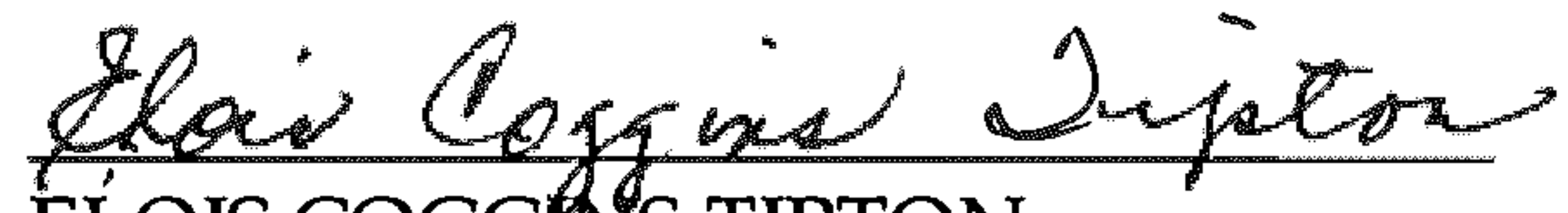
**Commence at the Southeast corner of Lot 124, as shown on a Map entitled "Property Line Map, Siluira Mills" prepared by Joseph A. Miller, Registered Civil Engineer on October 5, 1965, said point being a found 1" crimped pipe lying on the Northerly Right of Way line of 2<sup>nd</sup> Court; thence run along said road Right of Way South 78 degrees 38 minutes 11 seconds East for 100.34 feet to a found 1" crimped pipe; thence run South 21 degrees 10 minutes 42 seconds East for 36.21 feet to a found 1" crimped pipe lying on the Southerly right of**

way line of 2<sup>nd</sup> Court and the Point of Beginning: thence run South 11 degrees 29 minutes 48 seconds West for 125.78 feet to a found 1" crimped pipe; thence run North 80 degrees 28 minutes 30 seconds West for 69.56 feet to a set Capped Arrington at the Southeast corner of Lot 123, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Registered Civil Engineer on October 5, 1965; thence run North 80 degrees 28 minutes 30 seconds West along the South line of said Lot 123 for 118.02 feet to a found 1/2 rebar at the Easterly Right of Way line of Highway 119; thence run North 111 degrees 24 minutes 23 seconds East along said road right of way of 131.80 feet to a set Capped Arrington on the North line of said Lot 123 and a point on the Southerly Right of Way of 2<sup>nd</sup> Court; thence run South 78 degrees 38 minutes 11 seconds East along the North line of said Lot 123 and along the South Right of Way Line of 2<sup>nd</sup> Court for 117.86 feet to a set Capped Arrington at the Northeast corner of said Lot 123; thence run South 78 degrees 38 minutes 11 seconds East along said road right of way for 69.81 feet to the point of beginning.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs, executors, administrators, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set our hands and seals, on this 30<sup>th</sup> day of JUNE., 2022.

  
MARGARET COGGINS HITT

  
ELOIS COGGINS TIPTON

  
ANN COGGINS LIGHTSEY

  
DAVID COGGINS

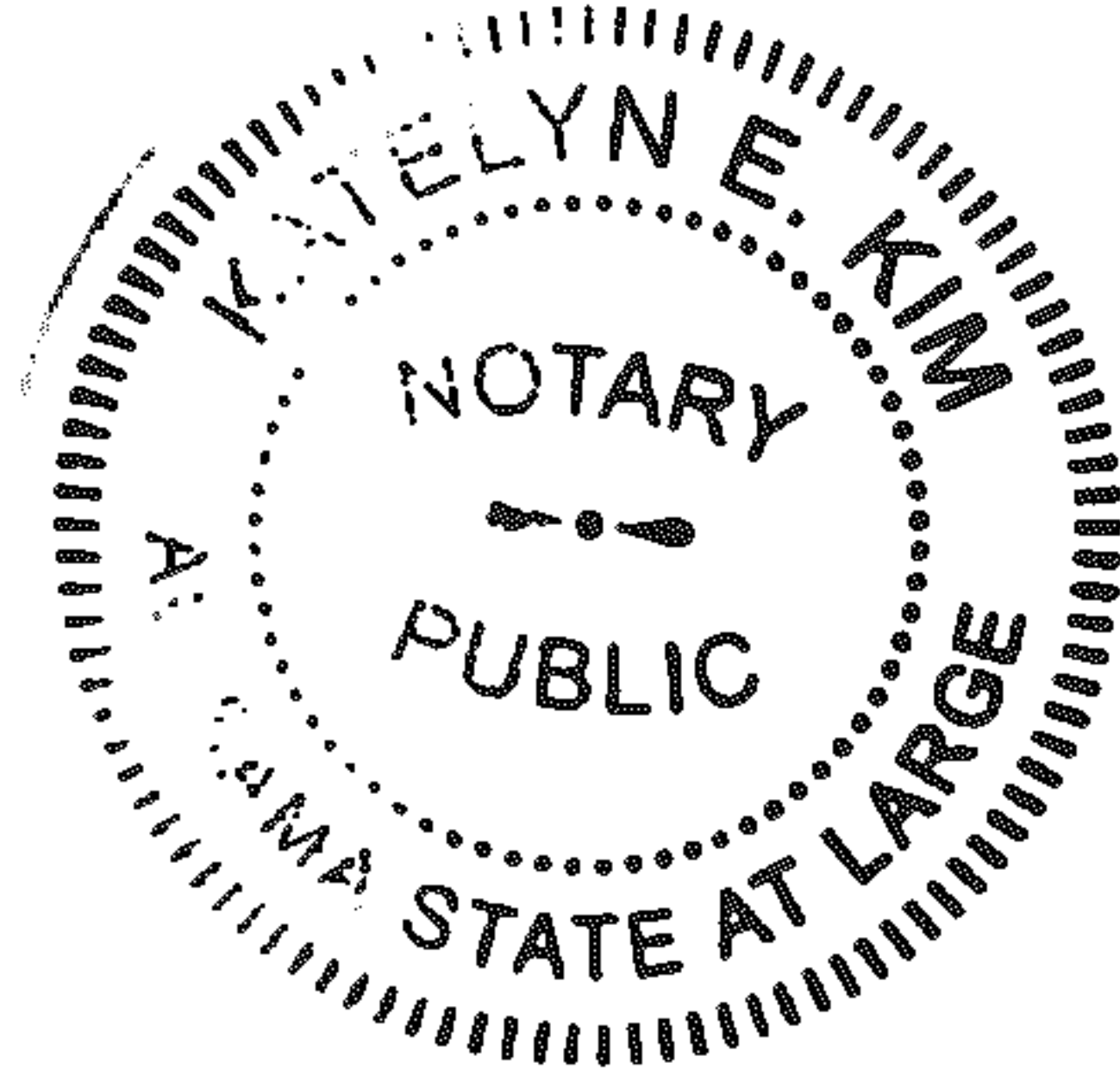
STATE OF ALABAMA                     )  
  )  
COUNTY OF SHELBY                 )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Margaret Coggins Hitt, Elois Coggins Tipton, Ann Coggins

**Lightsey, and David Coggins** are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of June,

2022.



Katelyn Kim

NOTARY PUBLIC

My Commission Expires: 12/03/2025

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Address of Grantee:

1606 Salters Path  
Montevallo, AL  
35114.

Address of Grantor:

249 High  
Kidge Drive  
Pelham, AL 35124

Property Address:

123 Highway  
119, Aldabaster  
AL 35007.

Real Value: \$125,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/05/2022 09:21:42 AM  
\$34.00 BRITTANI  
20220705000264200

*Allen S. Bayl*