

Send Tax Notice to:
Timothy J. Brewer and Cherry E.
Brewer
406 13th Street SW
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-2120

STATE OF ALABAMA
COUNTY OF SHELBY

MARKET VALUE: \$25,000.00

CORRECTIVE GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Dollar (\$1.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Jack W. Manche, Sr., a married man, and Judy M. Wagner, a married woman (herein referred to as "Grantor," whether one or more), whose mailing address is

6109 Quail Run South, Theodore, AL 36582

by **Timothy J. Brewer and Cherry E. Brewer** (herein referred to as "Grantee," whether one or more), whose mailing address is

406 13th Street Southwest, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **225 2nd Avenue Southwest, Alabaster, AL 35007**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

The property herein conveyed does not constitute the homestead of any married Grantor, nor that of his/her respective spouse, neither is it contiguous thereto.

Jack W. Manche, Sr. and Judy M. Wagner are the only heirs-at-law and next-of-kin of Elwood W. Jones, Shelby County Probate Case No. PR-2014-000147.

THIS CORRECTIVE DEED IS INTENDED TO CORRECT THAT CERTAIN GENERAL WARRANTY DEED RECORDED AT INSTRUMENT 20220713000275900. SAID DEED OMITTED A PORTION OF THE LEGAL DESCRIPTION, AS CONVEYED WITHIN DEED BOOK 046, PAGE 226. SAID PORTION OF THE LEGAL DESCRIPTION WAS ALSO OMITTED FROM THAT CERTAIN WARRANTY DEED RECORDED AT INSTRUMENT 20150317000083140.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 22nd day of July, 2022

Jack W. Manche, Sr.
Jack W. Manche, Sr.

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jack W. Manche, Sr.**, 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 on the day the same bears date.

Given under my hand and official seal this 22nd day of July, 2022.

Desiree' London
Notary Public
Printed Name
My Commission Expires:

MY COMMISSION EXPIRES JUNE 9, 2026

Judy M. Wagner
Judy M. Wagner

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Judy M. Wagner**, 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 on the day the same bears date.

Given under my hand and official seal this 22nd day of July, 2022.

Desiree' London
Notary Public
Printed Name
My Commission Expires:

MY COMMISSION EXPIRES JUNE 9, 2026



EXHIBIT A

Property 1:

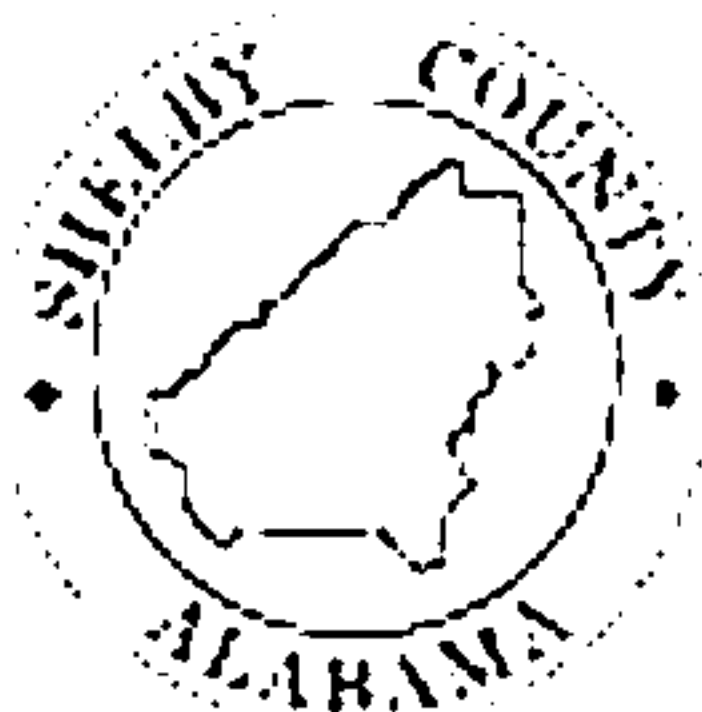
Lot 13 in Block 1, in W.J. Maxwell Survey of the Town of Alabaster. The said lot fronting 50 feet on the South side of Maxwell Street, and running back South 100 feet.

ALSO: Lots 14 and 15, in Block 1 according to W.J. Maxwell's Addition situated in the N1/2 of NE1/4 of Section 2, Township 21, Range 3 West and being in Alabaster, Shelby County, Alabama, as shown by map of said addition on record in the Probate Office of Shelby County, Alabama, said lots being more particularly described as follows:

Commence at the point of intersection of the South line of Maxwell Street with the East line of L&N Railroad Company's South bound tract and run East along the South line of said street 50 feet to the Northeast corner of Lot 14 in Block 1 in said addition; thence South along the East line of said Lot 14, 100 feet; thence West along the South line of Lots 14 and 15 in said Block 1, a distance of 110 feet to the East line of said railroad; thence along same in a Northeasterly direction 112 1/2 feet, more or less, to the point of beginning. W.J. Maxwell Survey of Alabaster, as recorded in Map Book 3, page 71, in the Probate Office of Shelby County, Alabama, lying and being in the N1/2 of the N.E.1/4 of Section 2, Township 21, Range 3W, Shelby County, Alabama.

ALSO: Lots 1, 2, and 3 in Block 2 according to W.J. Maxwell's Addition situated in the N1/2 of NE 1/4 of Section 2, Township 21, Range 3 West, and being in Alabaster, Alabama, as shown by map of said addition on record in the Probate Office of Shelby County, Alabama, said lots being more particularly described as follows: Commence on the South line of Maxwell Street at the Northeast corner of Lot 13 in Block 1 in said survey, which point is 100 feet East of the right-of-way of L & N Railroad Company's South bound tract; from said point run South along the East line of said Lot 13, 100 feet to the point of beginning of the lots herein conveyed; thence continue South along the East line of Lot 3, in Block 2 in said survey a distance of 100 feet to the North line of Nickerson Street; thence along said West 170 feet to the East line of said railroad; thence along said railroad in a Northeasterly direction 112 1/2 feet, more or less, to the Northwest corner of Lot 1 in Block 2 of said survey; thence East and along the North lines of Lot 1,2, and 3 in Block 2 of said survey, a distance of 160 feet to the point of beginning; all being situated in Shelby County, Alabama.

File No.: PEL-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
General Warranty Deed - ITROS (AL)
Shelby County, AL
07/25/2022 01:06:50 PM
\$29.00 BRITTANI
20220725000290140

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Allen S. Bayl