

20221026000402770
10/26/2022 12:06:20 PM
CORDEED 1/2

SEND TAX NOTICE TO:
Jessica Taylor Genry and John David Genry
825 County Rd 878
Clanton, AL 35045

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

This Deed is to correct the legal property description recorded in Instrument no.
20220503000180430

CORRECTVE WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED TWO THOUSAND AND 00/100 (\$102,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Fred Jemison**, whose address is 4034 Hwy 231, Vincent, AL 35178, (hereinafter "Grantor", whether one or more), by **Jessica Taylor Genry and John David Genry**, whose address is , (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 **Jessica Taylor Genry and John David Genry**, the following described real estate situated in Shelby County, Alabama, the address of which is **Highway 231 Lot 2, Vincent, AL 35178** to-wit:

Lot 2 (AKA PARCEL 1 ON SURVEY)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN S 88°28'25" W FOR A FOR DISTANCE OF 1320.34 TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE CONTINUE LAST SAID COURSE ALONG SAID 1/4 -1/4 LINE S 88°28'25" W FOR A DISTANCE OF 1361.02 FEET TO AN IRON PIN SET STAMPED "CLINKSCALES", SAID POINT BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S 34°18'04" W FOR A DISTANCE OF 194.84 FEET TO A FOUND 5/8" REBAR IN A GRAVEL DRIVE; THENCE RUN ALONG SAID DRIVE FOR THE FOLLOWING CALLS: N 42°26'25" W FOR A DISTANCE OF 65.85 FEET; N 56°13'13" W FOR A DISTANCE OF 97.21 FEET; N 72°10'55" W FOR A DISTANCE OF 98.10 FEET; N 81°11'30" W FOR A DISTANCE OF 71.94 FEET; N 87°41'35" W FOR A DISTANCE OF 106.30 FEET; N 83°10'49" W FOR A DISTANCE OF 86.41 FEET; THENCE LEAVING SAID GRAVEL DRIVE, RUN S 64°25'44" E FOR DISTANCE OF 106.43 FEET TO A FOUND 3/8" REBAR; THENCE CONTINUE LAST SAID COURSE S 64°25'44" E FOR A DISTANCE OF 1632.34 FEET TO AN IRON PIN SET STAMPED "CLINKSCALES" IN THE CENTER OF GLAZE BRANCH; THENCE RUN ALONG THE CENTERLINE OF SAID BRANCH FOR THE FOLLOWING CALLS: N 39°35'13" E FOR A DISTANCE OF 26.85 FEET; N 19°09'43" E FOR A DISTANCE OF 86.39 FEET; N 02°15'58" W FOR A DISTANCE OF 98.16 FEET; N 33°10'14" W FOR A DISTANCE OF 46.82 FEET; N 09°00'58" E FOR A DISTANCE OF 46.03 FEET; N 09°03'17" W FOR A DISTANCE OF 68.66 FEET; N 16°55'39" E FOR A DISTANCE OF 22.26

FEET;THENCE LEAVING SAID BRANCH CENTERLINE, RUN N 69°09'26" W FOR A DISTANCE OF 1065.51 FEET TO THE POINT OF BEGINNING.

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 \$81,600.00 executed and recorded simultaneously herewith.

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.

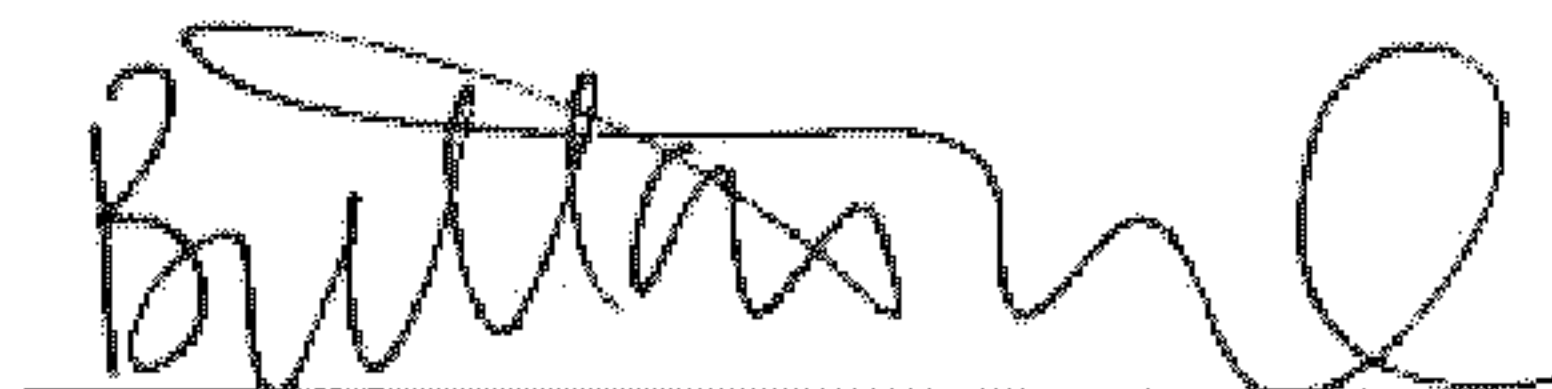
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26 day of October, 2022.


Fred Jemison

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Fred Jemison whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of October, 2022.



Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/26/2022 12:06:20 PM
\$26.00 JOANN
20221026000402770

