

20221205000440860
12/05/2022 08:08:34 AM
CORDEED 1/2

This deed is being re-recorded to correct the grantee's name from Peggy H. Little to Penny H. Little in Instruments 20221202000439940 and 20221202000440600 recorded in the office of the Shelby County Judge of Probate.

SEND TAX NOTICE TO:
James R. Little and Penny H. Little
134 Liberty Cove
Chelsea, AL 35043

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

CORRECTIVE WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED SIX THOUSAND FIVE HUNDRED AND 00/100 (\$506,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Martin D. Doxey and Rattananikone R. Doxey, a married couple**, whose address is PO Box 432, Smithfield, VA 23431, (hereinafter "Grantor", whether one or more), by **James R. Little and Penny H. Little**, whose address is 134 Liberty Cove, Chelsea, AL 35043, (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 **James R. Little and Penny H. Little**, the following described real estate situated in Shelby County, Alabama, the address of which is **134 Liberty Cove, Chelsea, AL 35043 to-wit:**

Lot 19, according to the map and survey of the Final Plat of the Residential Subdivision, Liberty Cove, as recorded in Map Book 34, page 49, 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.

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 28th day of November, 2022.

Martin D. Doxey
Martin D. Doxey

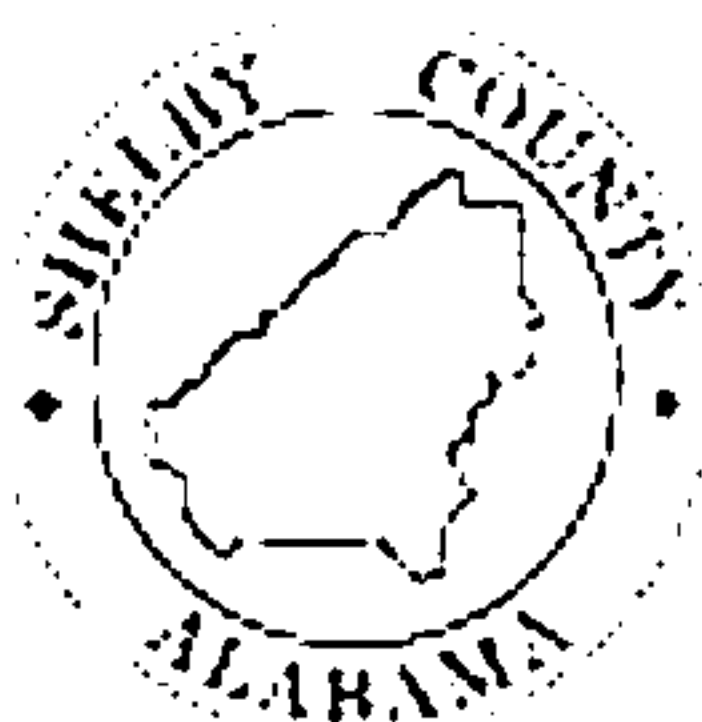
Rattananikone R. Doxey
Rattananikone R. Doxey

STATE OF Virginia
COUNTY OF Esle of Wight

I, the undersigned Notary Public in and for said County and State, hereby certify that Martin D. Doxey and Rattananikone R. Doxey 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 28th day of November, 2022.

Erma Brannan
Notary Public
My Commission Expires: 3/31/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2022 08:08:34 AM
\$27.00 JOANN
20221205000440860

Allen S. Bayl