

Send tax notice to:
WILLIAM STRAZEWSKI
515 EL CAMINO REAL
CHELSEA, AL 35043

20230105000004680
01/05/2023 01:34:45 PM
CORDEED 1/2

THIS IS A CORRECTIVE DEED AND IS RECORDED TO CORRECT THE LEGAL DESCRIPTION AND ADD NO PART OF THE HOMESTEAD OF GRANTOR'S SPOUSE IN THAT DEED DATED MARCH 1, 2018 AND FILED OF RECORD IN THE OFFICE OF SHELBY COUNTY, ALABAMA IN INSTRUMENT 20201215000574950 ON DECEMBER 15, 2020.

**CORRECTIVE
WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **EIGHTY THOUSAND DOLLARS AND NO/100 DOLLARS (\$80,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **JANET OKIN COLLAR, A MARRIED WOMAN**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **WILLIAM AND BETSY STRAZEWSKI**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

ALL THAT PART OF THE SW ¼ OF THE NW ¼ OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 1 WEST LYING ON THE WEST SIDE OF WHAT IS KNOWN AS THE OLD COLUMBIANA AND NARROWS PUBLIC ROAD AND SOUTHEAST OF SHELBY COUNTY HIGHWAY #333. EXCEPTING EASEMENT TO THOMAS J. HOUSTON, AS DESCRIBED IN DEED BOOK 229, PAGE 418, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING A PART OF THAT CERTAIN DEED RECORDED IN INSTRUMENT # 20070709000321700, IN SAID PROBATE OFFICE. ALL SE ¼ OF THE NE ¼ OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 1 WEST LYING SOUTHEAST OF SHELBY COUNTY, HIGHWAY #333, SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING EASEMENT:

A 20-FOOT EASEMENT FOR INGRESS-EGRESS SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND AXLE LOCALLY EXCEPTED AS THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 1 WEST, THENCE RUN AN ASSUMED BEARING OF SOUTH 00 DEG. 00' 00" EAST ALONG THE WEST LINE OF SAID SECTION 14 QUARTER-QUARTER SECTION AND ALSO ALONG THE EAST LINE OF SAID SECTION 15 QUARTER-QUARTER SECTION FOR A DISTANCE OF 586.59 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 78 DEG. 38' 36" EAST FOR A DISTANCE OF 226.48 FEET TO THE CENTERLINE OF CHELSEA ROAD AND THE END OF SAID EASEMENT.

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

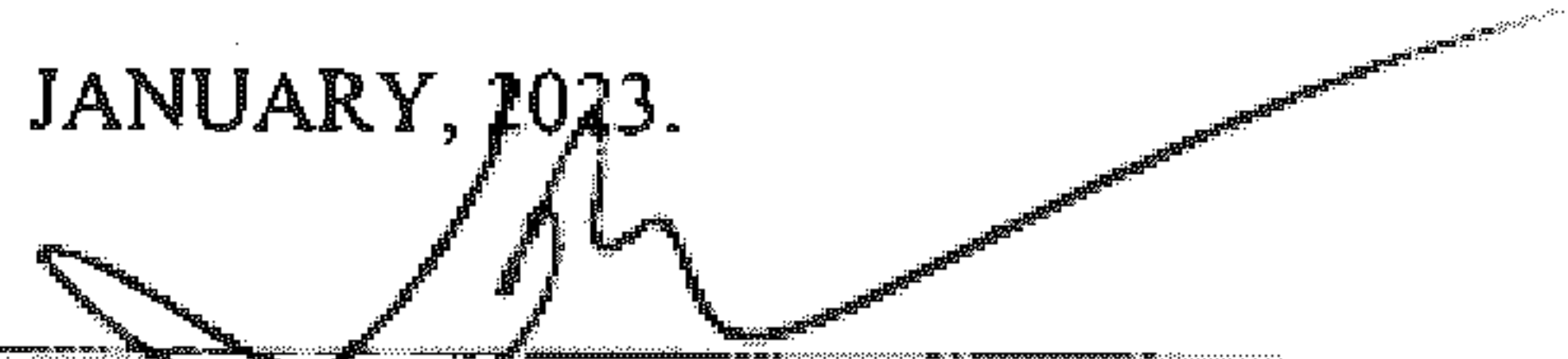
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 4th day of JANUARY 2023.


JANET OKIN COLLAR

STATE OF ALABAMA
COUNTY OF JEFFERSON

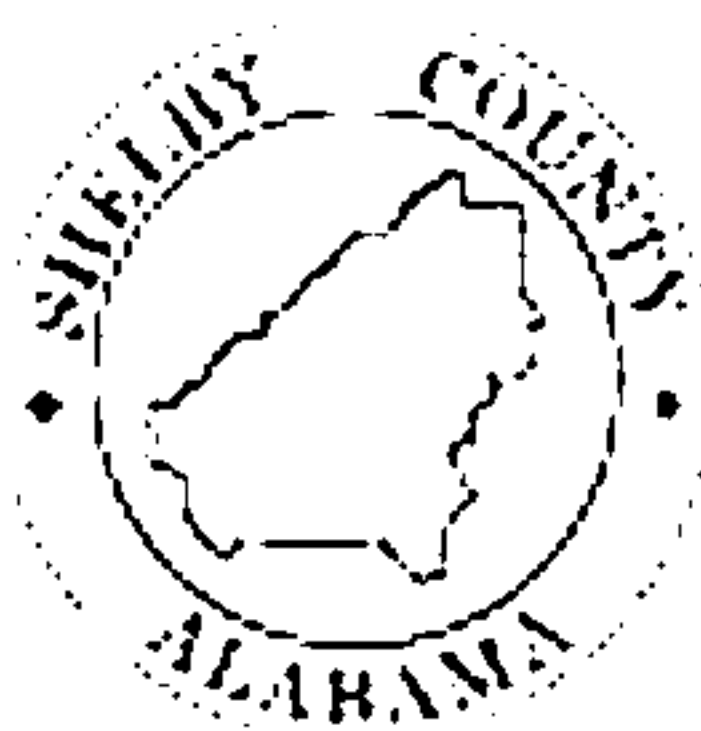
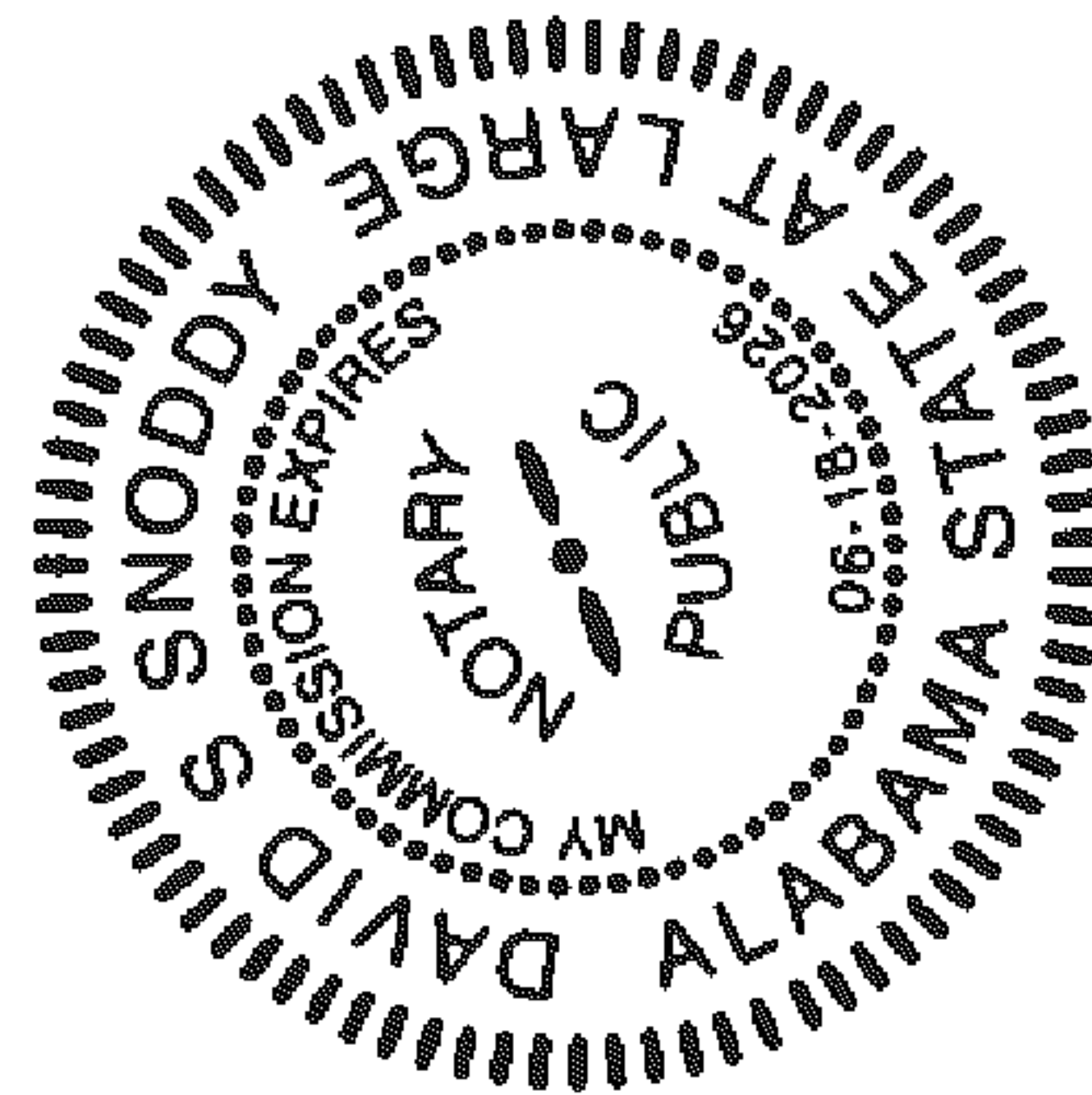
I, the undersigned, a Notary Public in and for said State and County, hereby certify that JANET OKIN COLLAR is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4TH day of JANUARY, 2023.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2023 01:34:45 PM
\$26.00 JOANN
20230105000004680

Allie S. Bayl