



14,920

CORRECTIVE WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Johnny Horton and wife Michelle Horton
221 Diamond Lane
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **RUBY JOYCE ALLEN LOYD** of 1509 County Road 32, Clanton, AL 35046, and daughter **CRYSTAL ALLEN CHILDRESS**, of 116 Meadowgreen Drive, Montevallo, AL 35115, both married women, do grant, bargain, sell, and convey unto **JOHNNY HORTON AND WIFE MICHELLE HORTON**, of 221 Diamond Lane, Montevallo, AL 35115 the following described real estate situated in Shelby County, Alabama, to-wit:

221 and 222 Diamond Lane, Montevallo, AL 35115, more particularly described as:

Begin at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, §9, Twp 24N, R12E, and proceed N 210 feet to the Point of Beginning: Thence continue N 210 feet; thence run E 380 feet; thence run S 135 feet to a marked point; thence run E 50 feet; thence run S 75 feet; thence run W 430 feet to the point of beginning. Containing ± 2 acres.

Source of title: A warranty deed from Paul Edward Allen and Ruby Joyce Allen to Crystal Allen, executed 07 October 2015 and recorded on 11 October 2015 at certificate number 2015:1110000391020 in the Shelby County Alabama Probate Office.

Grantors herein are the same people as the Ruby Joyce Allen and Crystal Allen named in the source deed.



The property has been appraised at \$14,920 by the Shelby County Revenue Commissioner in 2022, under ad valorem tax identification number 36 2 09 3 001 03.015.

It is the intent of this instrument to convey all property acquired in the source deed, whether or not correctly described above.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

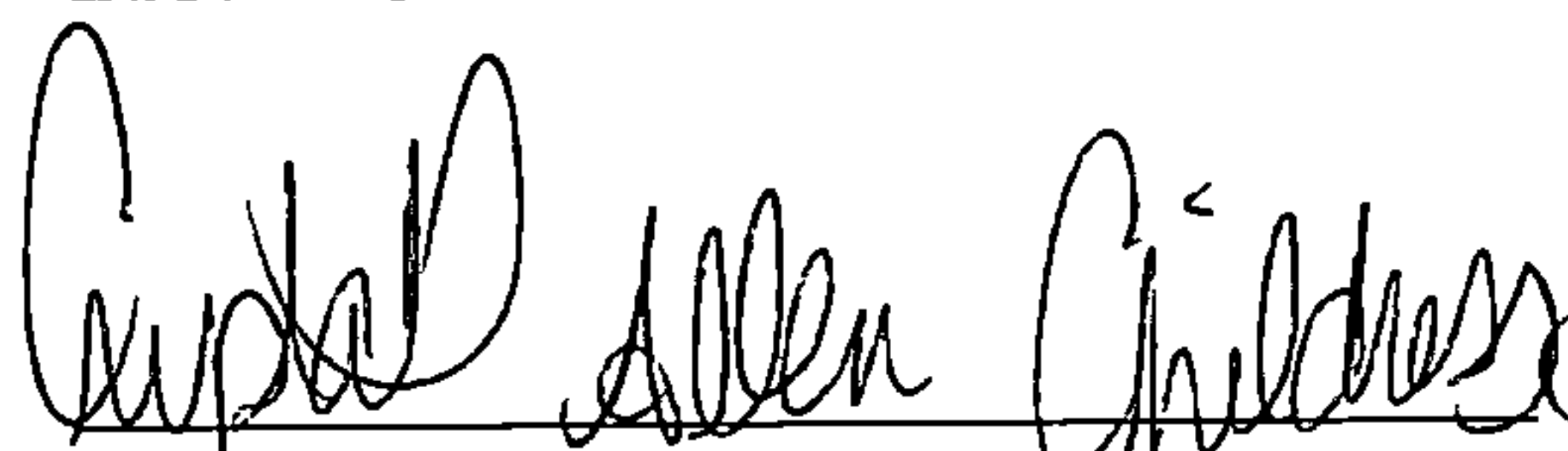
To have and to hold to the said grantees, their heirs and assigns forever.

RUBY JOYCE ALLEN LOYD AND DAUGHTER CRYSTAL ALLEN CHILDRESS, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, **RUBY JOYCE ALLEN LOYD** and daughter **CRYSTAL ALLEN CHILDRESS**, have set our hands and seals, this 05 January 2023.

Witness:

 (Seal)
RUBY JOYCE ALLEN LOYD

 (Seal)
CRYSTAL ALLEN CHILDRESS



20230105000004880 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
01/05/2023 04:18:30 PM FILED/CERT

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Ruby Joyce Allen Loyd and daughter Crystal Allen Childress, whose names are signed to the foregoing conveyance, and who are (made) 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 05 January 2023.

Carlene R. Hadaway
Notary public

MY COMMISSION EXPIRES NOVEMBER 16, 2025

