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02/14/2023 01:50:57 PM
CORDEED 1/2

Property address: 16944 Hwy 42, Shelby AL 35143.

This deed is being recorded to correct the error in the legal description of instrument #20120402000111800, filed of record on 04/02/2012 in the probate office of Shelby County, AL.

Send tax notice to:
16944 Hwy 42
Shelby AL 35143

BHM2000524

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred and two thousand five hundred and 00/100 Dollars (\$102,500,)**, **Federal National Mortgage Association**, whose mailing address is: 5600 Granite Pkwy, Building VII, Plano, TX 75024. (hereinafter referred to as "Grantors"), by **Darryl Barnes and Danielle Barnes, whose address is 16944 Hwy. 42, Shelby AL 35143** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit: 16944 Hwy 42, Shelby AL 35143.

Lot 9-AA, a Resubdivision of Lot 9-A of a Resurvey of Lots 8, 9 and 10 of Fahey's Subdivision, as recorded in Map Book 37, Page 25, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Property address: 16944 Hwy 42, Shelby AL 35143.

IN WITNESS WHEREOF, Grantor(s), have hereunto set their signature(s) and seal(s) on February
8, 2023.

Federal National Mortgage
Association

Printed Name: Brian McGeary

Title: Ave

STATE OF Texas
COUNTY OF Collin

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
whose name as Ave of Federal National Mortgage Assoc a
corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day,
that, being informed of the contents of the instrument, he/she/they, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 8th day of February 2023.



(NOTARIAL SEAL)

[Signature]
Notary Public
Print Name: Sergio Longoria
Commission Expires: 04-19-2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/14/2023 01:50:57 PM
\$26.00 JOANN
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Allen S. Bayl