

*This deed is being recorded to correct the legal description in that certain deed recorded as instrument # 20231102000323420 in the Shelby County Probate Office.

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Juan Tinajero Avalos
PO Box 1003
Calera, AL 35040

20231106000325690
11/06/2023 12:19:16 PM
CORDEED 1/3

STATE OF ALABAMA
SHELBY COUNTY

}

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 (\$115,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Christopher R. Smitherman, as Personal Representative of The Estate of Joseph Benjamin Denham Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-000244** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Juan Tinajero Avalos** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Block 71, according to the J. H. Dunstan's map of the town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 1st day of November, 2023.

The Estate of Joseph Benjamin Denham Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-000244

By: 
Christopher R. Smitherman, Personal Representative

STATE OF ALABAMA
SHELBY COUNTY

} ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Christopher R. Smitherman, as Personal Representative of **The Estate of Joseph Benjamin Denham Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-000244**, who is/are known to me, acknowledged before me this date that, being informed of the conveyance, he/she/they, in his/her/their capacity as such Personal Representative(s), and with full authority, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1 day of November, 2023.


Notary Public

My Commission Expires:

REGINA R LATHAM
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 17, 2027

