



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/11/2024 09:25:41 AM
\$23.00 JOANN
20240111000009360

This instrument is being re-recorded to reflect the accurate date (i.e. the year of 2024) for the execution.

20240111000009360
01/11/2024 09:25:41 AM
CORDEED 1/1

Allen S. Byrd

CORRECTIVE
WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Grantee Mailing Address/
Send Tax Notice To:
Donna J Snider
Pia Todora
5 The Oaks Cir
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Arnelle Sweatt Adcock and Matthew Joseph Adcock, wife & husband

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Donna J Snider and Pia Todora

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 5, according to the Survey of The Oaks, as recorded in Map Book 10, Page 89, in the Probate Office of Shelby County, Alabama, together with an undivided 1/43rd interest in Lot 44 (common area).

This instrument is being recorded in order to correct that certain warranty deed recorded in Instrument # 20231219000364420, by properly identifying the "undivided 1/43rd interest interest in Lot 44 (common area).

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record. TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 11th day of January, ~~2023~~: 2024.

Arnelle Sweatt Adcock

Arnelle Sweatt Adcock

Matthew Joseph Adcock

Matthew Joseph Adcock

STATE OF ALABAMA)
COUNTY OF JEFFERSON)



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\$24.00 JOANN
20240117000010420

Allen S. Byrd

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Arnelle Sweatt Adcock and Matthew Joseph Adcock** whose names are signed to the foregoing conveyance, and who are 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 seal this January 11, 2024.

My Commission Expires:

Luke A. Henderson
Notary Public

Grantor's Address: P.O. Box 360742, Birmingham, AL 35236
Property Address: 5 The Oaks Cir Hoover, AL 35244
Parcel ID Number: 11 7 26 0 003 005.000

