

Send Tax Notice to:

Cornelia Davis
209 N Main Street
Columbiana AL 35051

****This deed is being recorded to correct the name of the Grantee in that certain deed recorded as Instrument #20210614000288160 in the Probate Office of Shelby County, Alabama ****

_____[Space Above This Line for Recording Data]_____

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Sixty Thousand and 00/100 Dollars (\$60,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **Cornelia B. Davis, a single woman** (herein referred to as grantor, whether one or more) whose mailing address is 209 N Main Street, Columbiana, Al 35051 grant, bargain, sell and convey unto **Cornelia B. Davis, Grover Madison Davis IV and Lisa Nanette Allen** (herein referred to as grantees) whose mailing address is 209 N. Main St Columbiana Al 35051 for and during their joint lives as joint tenants 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 **Shelby County, Alabama**, having an address 209 N Main Street, Columbiana, Al 35051 to wit:

A parcel of land lying in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at iron bar found in place marking the NE corner of Section 26, Township 21 South, Range 1 West; thence run Westerly along the North boundary line of said Section 26, a distance of 420.41 feet to an iron pipe found in the place at the back of curb on the East side of Main Street; thence turn an angle of 89°35'00" to the left and run in a Southerly direction along said Main Street a distance of 428.56 feet to an iron rod making the point of beginning; thence continue along the same line of direction a distance of 167.5 feet to an iron found in place; thence turn an angle of 91°01'48" to the left and run Easterly a distance of 204.06 feet to an iron found in place; thence turn an angle of 90°02'17" to the left and run Northerly a distance of 164.87 feet to a point; thence turn an angle of 89°13'08" to the left and run Westerly a distance of 200.96 feet to the point of beginning; being situated in Shelby County, Alabama.

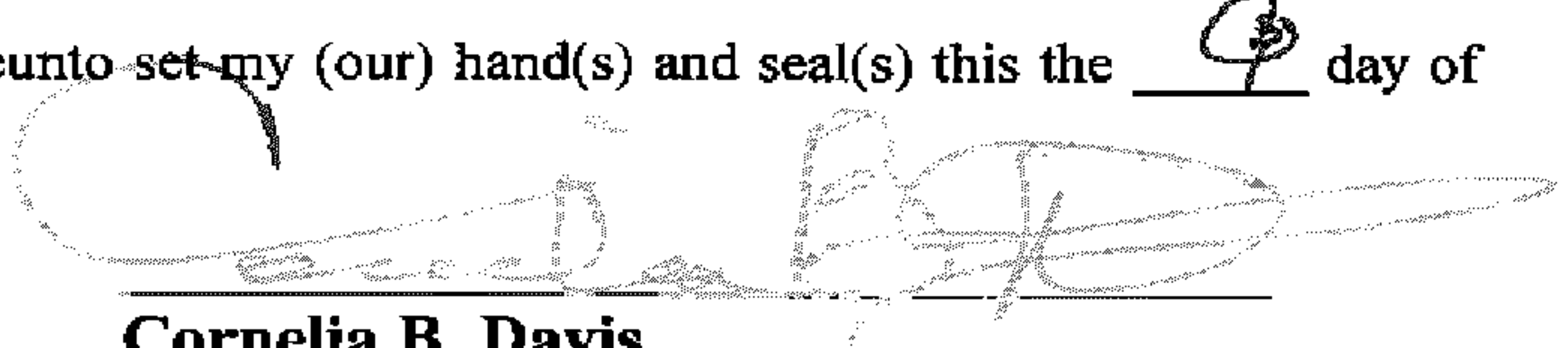
Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of May, 2024

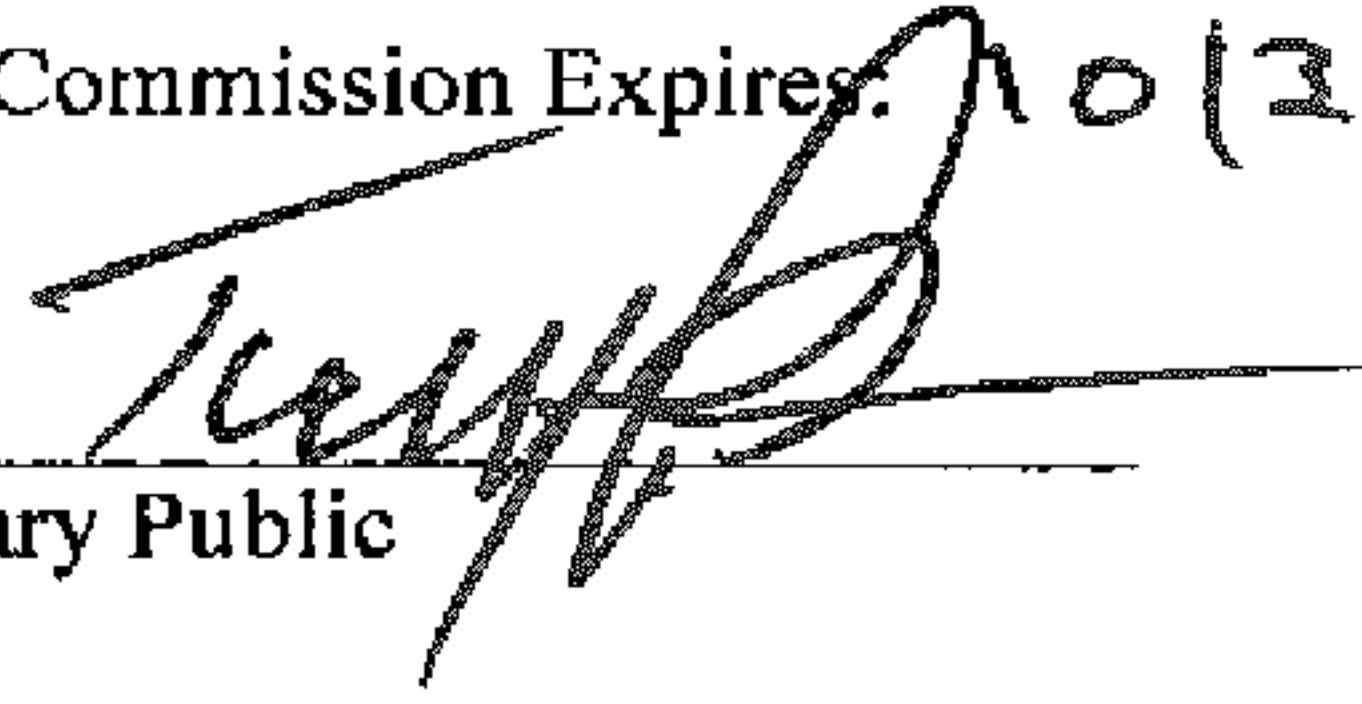

Cornelia B. Davis

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Cornelia B. Davis** whose name(s) 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

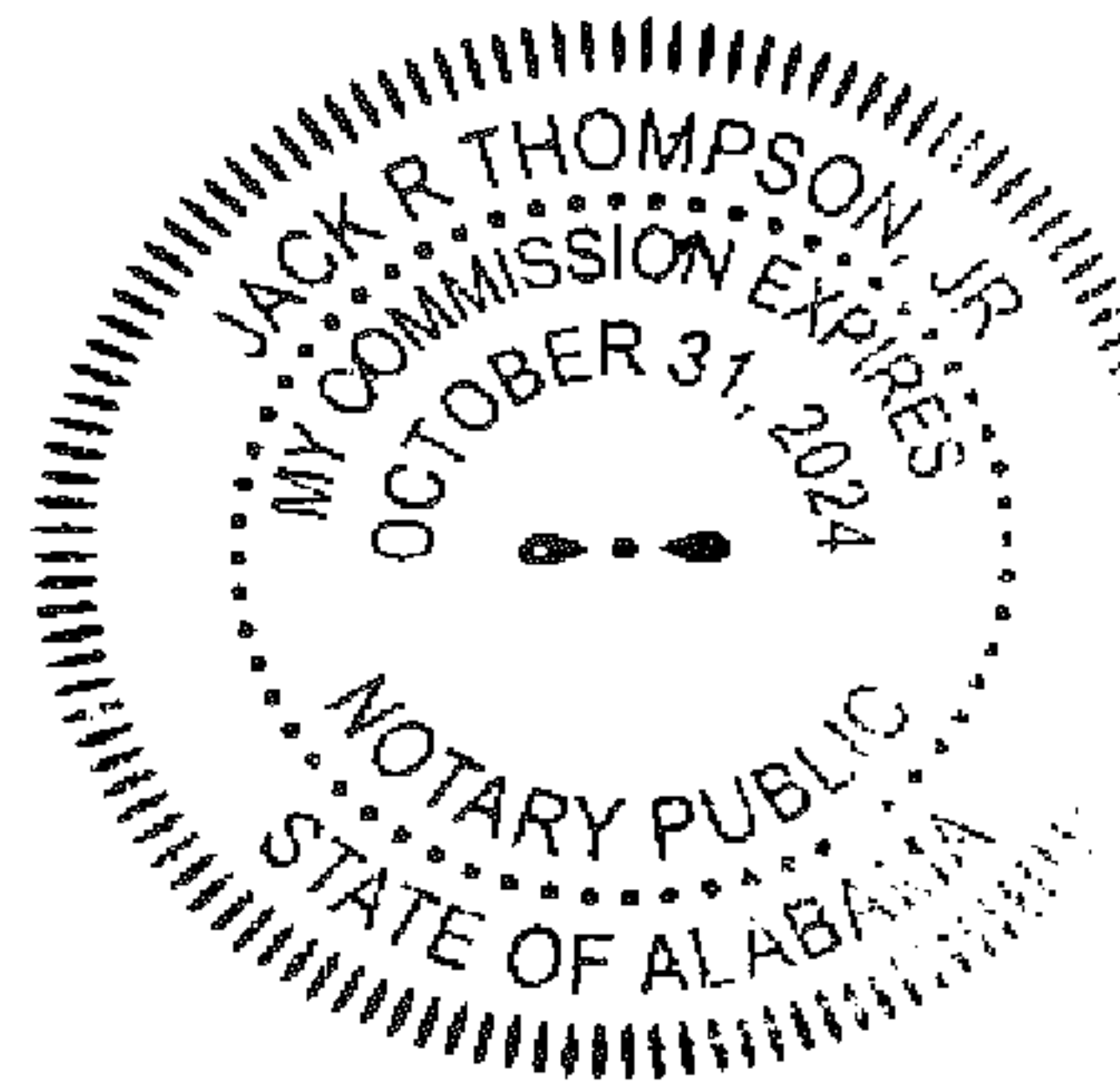
WITNESS my hand and official seal in the county and state aforesaid this the 9th day of May, 2024

My Commission Expires: 10/31/2024


Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, I.L.C
416 Yorkshire Drive
Birmingham, AL 35209 (205) 410-7591



File No. ATN1066



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2024 11:12:13 AM
\$26.00 PAYGE
20240513000140500

Allen S. Bayl