

Send tax notice to:
JOSEPH P. CREEL and EMILY C. CREEL
5025 KERRY DOWNS ROAD
BIRMINGHAM, AL 35242

THIS IS A CORRECTIVE DEED AND REPLACES THAT DEED DATED JUNE 25, 2024 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN INSTRUMENT 20240626000190980, ON JUNE 26, 2024. SAID DEED IS INCORRECT IN THAT THE LEGAL DESCRIPTION IS INCOMPLETE.

CORRECTIVE
WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Five Hundred Twenty-Five Thousand and 00/100 (\$525,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **GLENN RICHARD BOMAR and MICHELLE BOMAR, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JOSEPH P. CREEL and EMILY C. CREEL**, hereinafter referred to as GRANTEE(S), for and during their joint lives 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 County of Shelby State of Alabama, to-wit:

LOT 9, BLOCK 4, ACCORDING TO THE SURVEY OF KERRY DOWNS, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 5, PAGES 135 AND 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT: THAT PART OF LOT 9 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF SAID LOT 9 AND RUN SOUTHERLY ALONG THE EAST LOT LINE OF SAID LOT 9, A DISTANCE OF 113.59 FEET; THENCE AN ANGLE TO THE RIGHT OF 95 DEG. 15' 11" AND RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 4.02 FEET; THENCE AN ANGLE RIGHT OF 84 DEG. 44' 49" AND RUN NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID LOT 9, A DISTANCE OF 113.22 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARGYLE LANE, AS RECORDED IN MAP BOOK 5, PAGES 135 AND 136, THENCE EASTERLY ALONG SAID SOUTHERLY ROW LINE 4.0 FEET TO THE POINT OF BEGINNING.

\$551,250.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

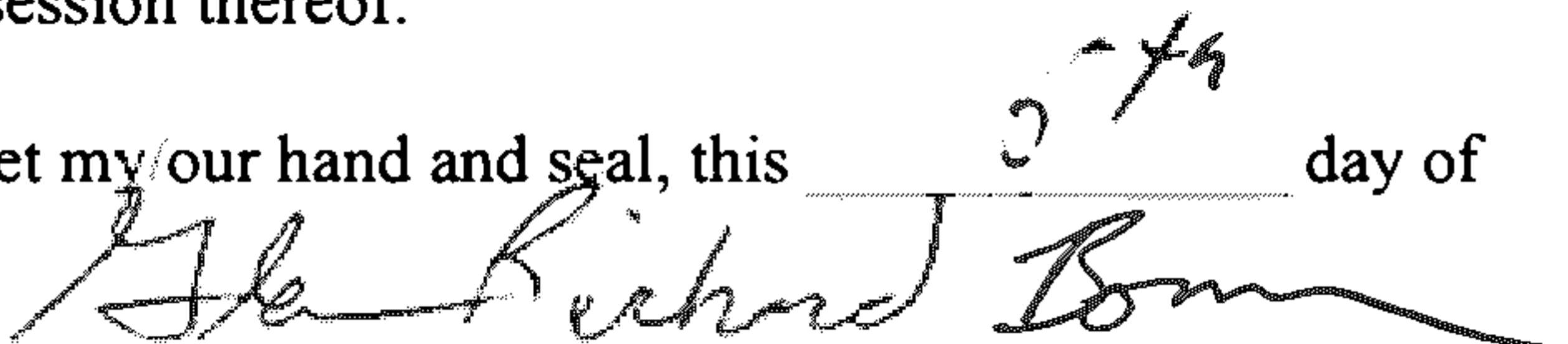
JOSEPH P. CREEL AND EMILY C. CREEL ARE ONE AND THE SAME AS JOSEPH CREEL AND EMILY CREEL.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.
Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 07th day of SEPTEMBER, 2024.


GLENN RICHARD BOMAR

MICHELLE BOMAR

STATE OF ALABAMA
COUNTY OF JEFFERSON

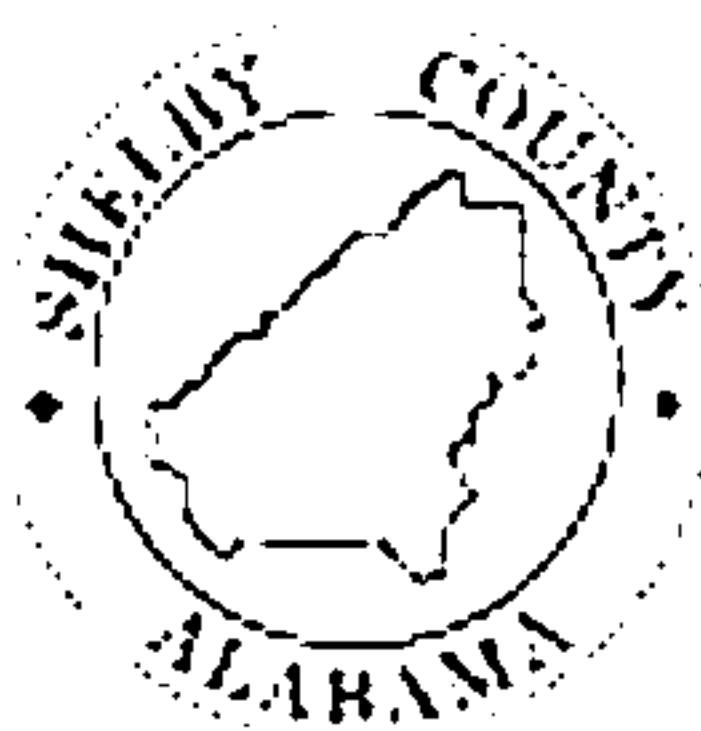
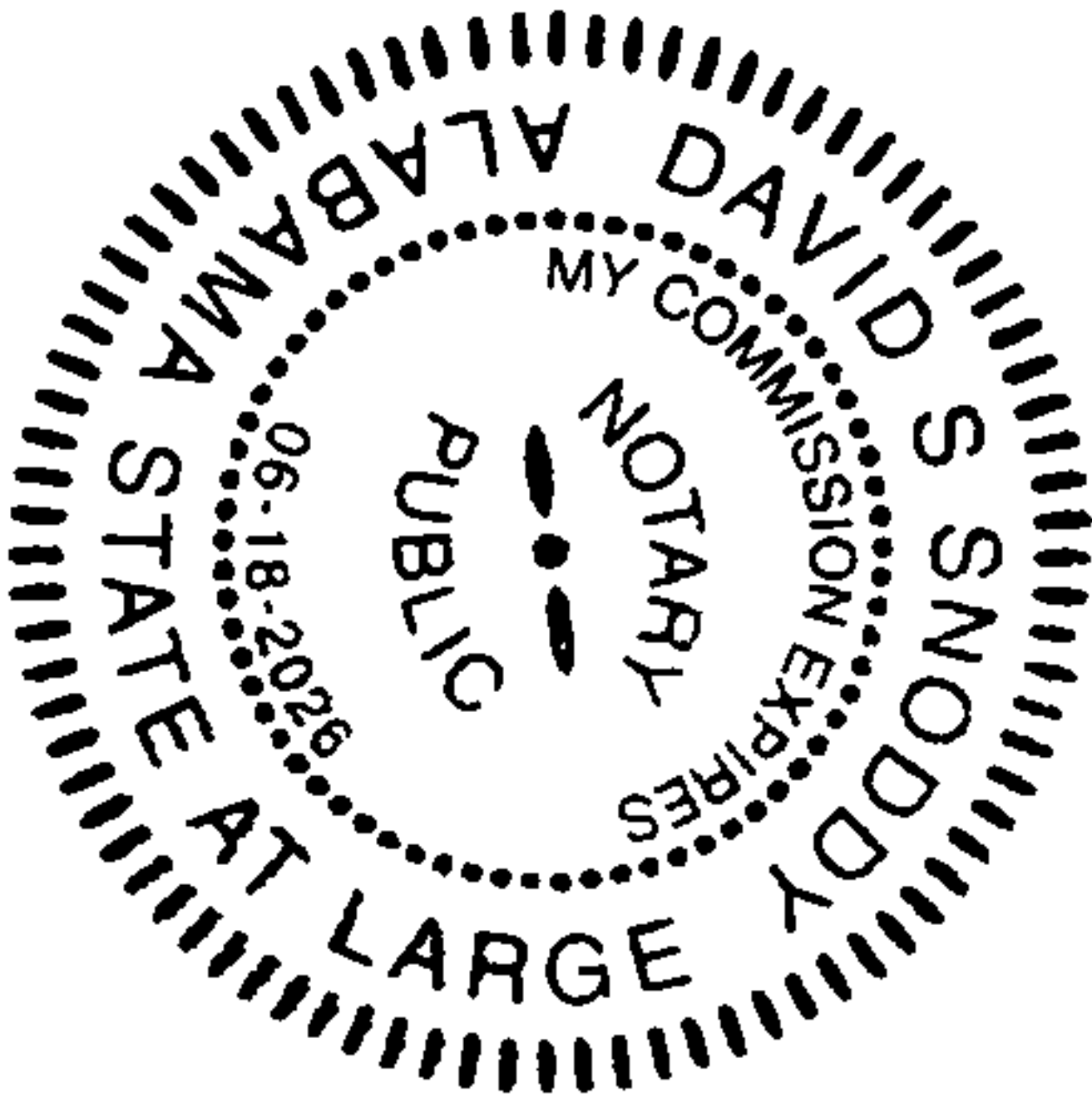
I, the undersigned, a Notary Public in and for said State and County, hereby certify that GLENN RICHARD BOMAR and MICHELLE BOMAR is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of SEPTEMBER, 2024.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2024 11:35:29 AM
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