

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

CORRECTIVE WARRANTY DEED

Being corrected and re-recorded to amend the legal description.

SEND TAX NOTICES TO:

887 Lake Mitchell Road.

Clanton, AL 35045

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Fifty Thousand and 00/100 (\$50,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Vicki Diane Sims, a married person and Susan E. Maddox, a married person, in hand paid by the GRANTEE, Maciel Construction, LLC, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE my interest in the following described real estate situated in Shelby County, Alabama, to wit:

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commencing at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2 and run North along East line of said forty a distance of 629.2 feet; thence run West 690 feet for a point of beginning; thence continue West 210 feet; thence run South 100 feet; thence East 210 feet; thence run North 100 feet to the point of beginning. Subject to easement to Southern Natural Gas Company, if same crosses property.

Parcel 23 1 02 2 003 027.000

NOTE: \$337,500.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed References: Inst. 20240716000215560, Real 40 page 201 and Real 248 page 269.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

Subject to: Covenants and restrictions of Gravel Beach located in Map Book 3, Page 9.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 17 day of October, 2024.

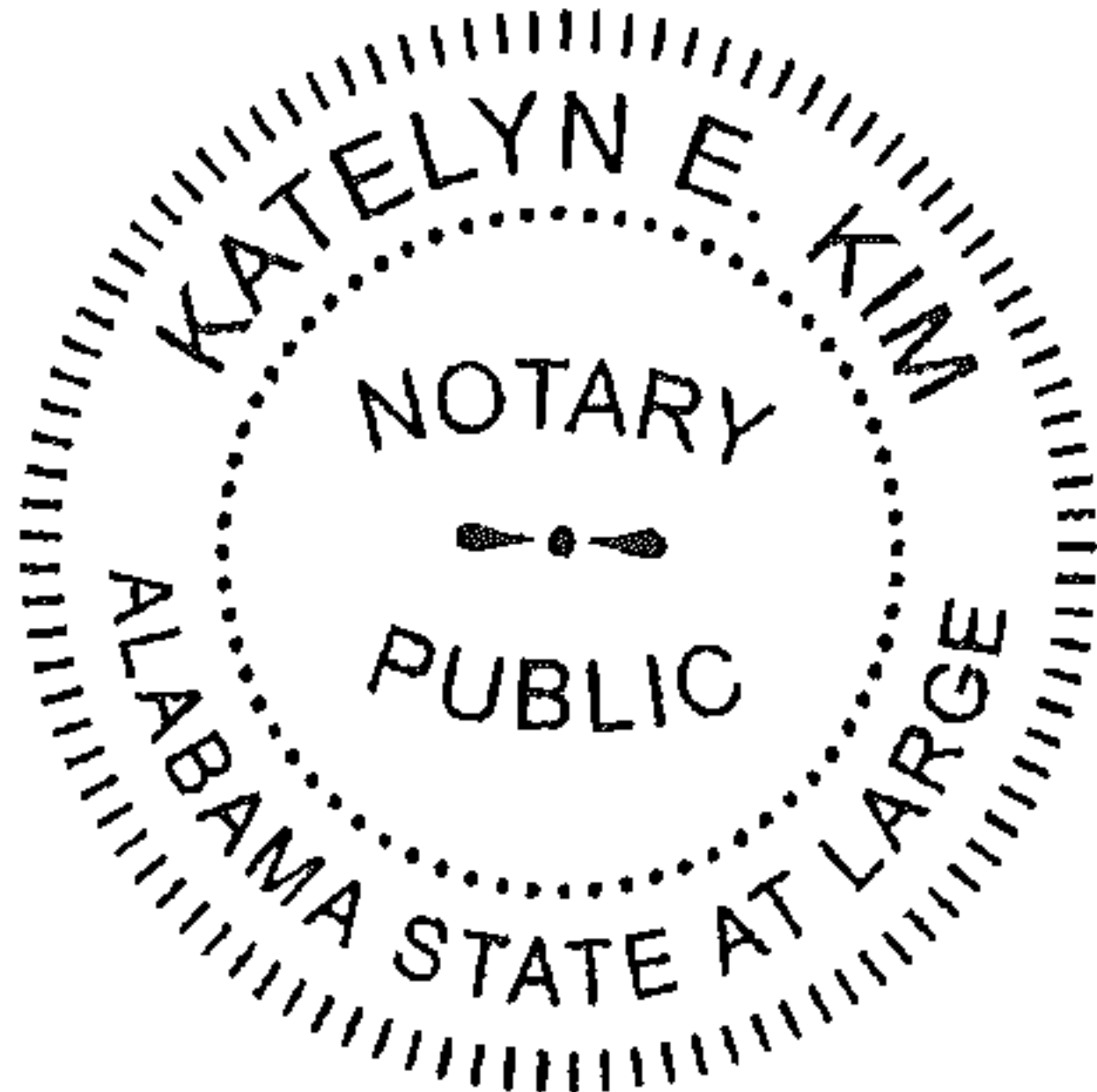
Vicki Diane Sims
VICKI DIANE SIMS

Susan E. Maddox
SUSAN E. MADDOX

STATE OF Alabama)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Vicki Diane Smith and Susan E. Maddox 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of October, 2024.



Katelyn Kim

NOTARY PUBLIC

My Commission Expires: 12/03/2025

Address of Grantee:

887 Lake Mitchell Rd_
Clanton, AL 35045__

Address of Grantor:

300 10th St. SW____
Alabaster, AL 35007__

Property Address:

300 10th St. SW
Alabaster, AL 35007

Real Value: \$675,000.00



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL

10/18/2024 02:57:03 PM

\$29.00 PAYGE

20241018000328240

Allie S. Boyd