

JOSEPH B. PINEDA
232 SILVER CREEK PARKWAY
ALABASTER, AL 35007



20250220000050510 1/7 \$41.00
Shelby Cnty Judge of Probate, AL
02/20/2025 02:28:02 PM FILED/CERT

Corrective, Correction or Confirmation Deed - Correction of Mistakes in Prior Deed

This confirmation deed is made on JANUARY 23, 2025, by AMADO ALBERTO GUTIERREZ of 2002 MORGAN RD, BESSEMER, AL 35022, hereinaner called

Grantor, to IRIS JANETH RODRIGUEZ AND FRANCISCO JAVIER PINEDA, of 145 LONGFEATHER LANE, ALABASTER, AL 35007, hereinafter called Grantee.

Whereas, *Grantor* conveyed to *Grantee* by (e.g. warranty) 20240913000285920 deed real property described in the deed, which deed was dated SEPTEMBER 13, 2024, and recorded in book 14 on page 39 in the office of the recorder of deeds of SHELBY, ALABAMA; and

Whereas, a copy of the deed is attached hereto as Exhibit A, and made a part of this instrument as fully and to the same effect as if set forth in this instrument in its entirety, and

Whereas, in the deed incorporated in this deed, by mistake of the parties, the parcel legal description is incorrect which were in fact intended by the parties and which would adequately express the agreement between them, and

Whereas, to prevent future difficulties, and to permit recordation of a deed that reflects the true agreement of the parties in every respect, the parties desire to correct the described errors; CORRECTIVE DEED FOR INSTRUMENT NUMBER 20240913000285920 IS MADE FOR PROPER LEGAL DESCRIPTION AND 20' INGRESS/EGRESS/UTILITY EASEMENT

Now, therefore, *Grantor*, in consideration of \$80,000.00, and other good and valuable consideration, the receipt of which is acknowledged, grants, conveys, and quitdaims to *Grantee* that parcel of real property located in SHELBY, ALABAMA, and described as follows:

PARCEL 2 LEGAL DESCRIPTION (AS-SURVEYED)

Commencing at a found 5/8" rebar corner marking the southeast corner of Lot 19 of Ripple Creek, Phase 2, First Addition (subdivision) as recorded in Map Book 14, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama, thence thence N 02°56'08" E a distance of 199.89 feet to a point; thence N 87°07'52" W a distance of 55.60 feet to a point; thence N 02°52'22" E a distance of 150.01 feet to a point; thence N 87°07'11" W a distance of 587.23 feet to a 5/8" rebar; thence N 12°12'00" E a distance of 52.79 feet to a 1/2" rebar; thence N 84°10'03" E a distance of 212.05 feet to a 5/8" rebar; thence N 05°48'59" W a distance of 98.61 feet to a 5/8" rebar; thence N 81°04'22" E a distance of 277.04 feet to a 5/8" rebar and the Point of Beginning; thence N 10°26'50" E a distance of 82.50 feet to a 5/8" rebar; thence S 86°41'11" E a distance of 525.30 feet to a 5/8" rebar on on the west bank of McHenry Creek; thence S 16°04'02" E along said west bank of said creek a distance of 223.09 feet to a 3/4" crimp pipe; thence S 21°02'59" E along said west bank of said creek a distance of 222.50 feet 3/4" crimp pipe; thence S 01°24'08" E a distance of 241.37 feet to a

point in McHenry Creek; thence S 11°46'05" E a distance of 240.27 feet to a point in McHenry Creek; thence N 89°46'27" W a distance of 396.64 feet to a capped rebar set; thence N 00°00'00" W a distance of 736.56 feet to a 5/8" rebar set; thence N 86°41'11" W a distance of 102.13 feet to a 5/8" rebar set; thence S 23°49'31" W a distance of 37.49 feet to a 5/8" rebar set; thence N 77°03'50" W a distance of 228.00 feet to a 5/8" rebar set; thence N 00°00'00" W a distance of 87.00 feet to the Point of Beginning. Said parcel has an area of 345308.7± square feet, 7.927± acres.

20' INGRESS/EGRESS/UTILITY EASEMENT (AS-SURVEYED)

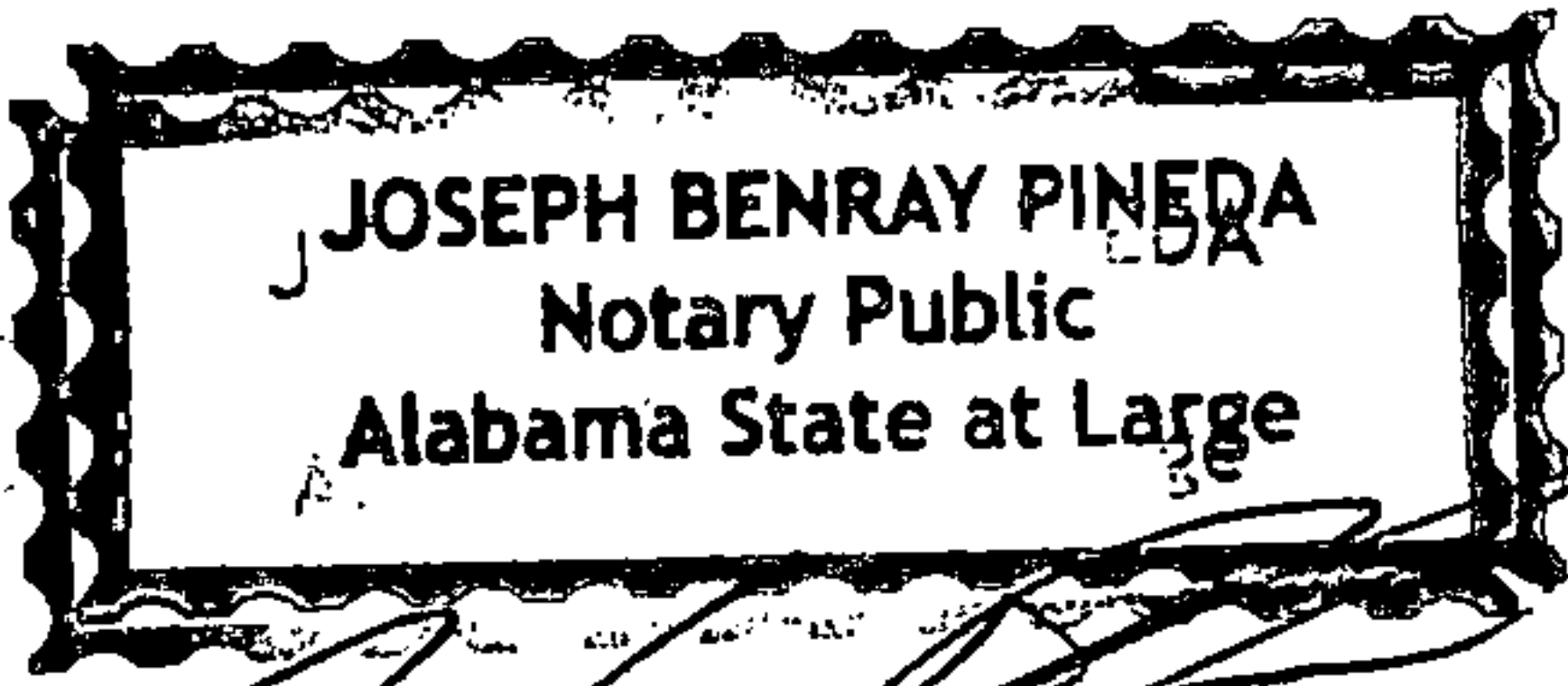
Commencing at a found 5/8" rebar corner marking the southeast corner of Lot 19 of Ripple Creek, Phase 2, First Addition (subdivision) as recorded in Map Book 14, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama, thence thence N 02°56'08" E a distance of 199.89 feet to a point; thence N 87°07'52" W a distance of 55.60 feet to a point; thence N 02°52'22" E a distance of 150.01 feet to a point; thence N 87°07'11" W a distance of 587.23 feet to a 5/8" rebar; thence N 12°12'00" E a distance of 41.79 feet to the Point of Beginning of the easement being 20 feet in width and lying 10 feet on each side of the following described centerline; thence S 77°48'00" E a distance of 50.00 feet to a point; thence N 84°47'40" E a distance of 246.80 feet to a point; thence N 70°21'37" E a distance of 67.25 feet to a point; thence N 59°46'47" E a distance of 137.70 feet to the Point of Ending. Said easement has an area of 10034.9± square feet, 0.23± acres.

WITNESS MY SIGNATURE this 23rd day of January, 2025

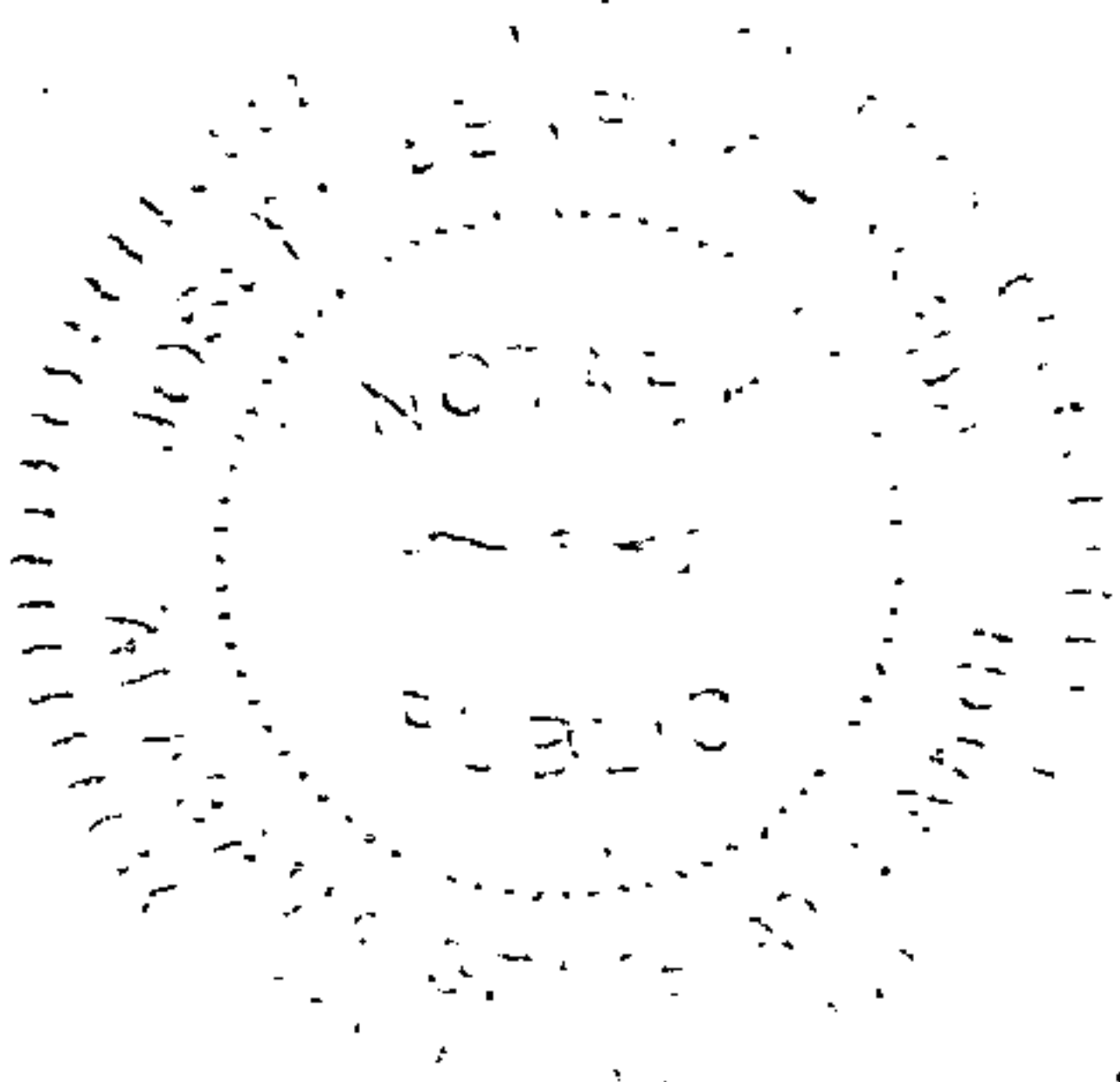
Amado G. Gutierrez
GRANTOR

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23rd day of January, 2025, within my jurisdiction, the within named, Amado Alberto Gutierrez, who acknowledged that he executed the above and foregoing instrument.



My Commission Expires
May 2, 2027





20240913000285920 1/5 \$114.00
Shelby Cnty Judge of Probate, AL
09/13/2024 03:46:54 PM FILED/CERT



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This instrument was prepared by:

JOSEPH B. PINEDA

232 SILVER CREEK PARKWAY

ALABASTER, AL 35007

Once recorded, return to:

IRIS JANETH RODRIGUEZ & FRANCISCO J AVIER PINEDA

145 LONGFEATHER LN

ALABASTER, AL 35007

exhibit A

This Space for Recorder's Use Only.

Alabama General Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

EIGHTY THOUSAND

US Dollars (\$ 80,000.00) in hand, paid to

AMADO ALBERTO GUTIERREZ

a single

individual

with an address of 2002 MORGAN RD, BESSEMER, AL 35022

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

IRIS JANETH RODRIGUEZ AND FRANCISCO J PINEDA,

a single

individuals

with an address of 145 LONGFEATHER LN, ALABASTER, AL 35007

(the "Grantee" or "Grantees"), its successors and assigns the following-described real property,

lying, being and situated in Shelby County, Alabama, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 12701031

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

A mortgage ☐ is -OR- ☒ is not being simultaneously recorded on the property

Until amended, tax information shall be sent to:

Name: IRIS JANETH RODRIGUEZ & FRANCISCO J AVIER PINEDA

Address: 145 LONGFEATHER LN, ALABASTER, AL 35007

Page 1 of 4

222 SHANNON LN, MONTEVALLO AL 35007

Shelby County, AL 09/13/2024
State of Alabama
Deed Tax: \$80.00



20250220000050510 4/7 \$41.00
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SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2025 and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Grantor Signature: _____

Amado Gutierrez

Date: 8-23-2024

Printed Name: _____

AMADO ALBERTO GUTIERREZ

Grantor Signature: _____

Date: _____

Printed Name: _____



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NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama

County of

Shelby

On August 23, 2024 before me, Joseph Benray Pineda,
personally appeared Amado Alberto Gutierrez, Iris Sanchez Rodriguez, Francisco J Pineda
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature

Printed Name

Joseph Benray Pineda

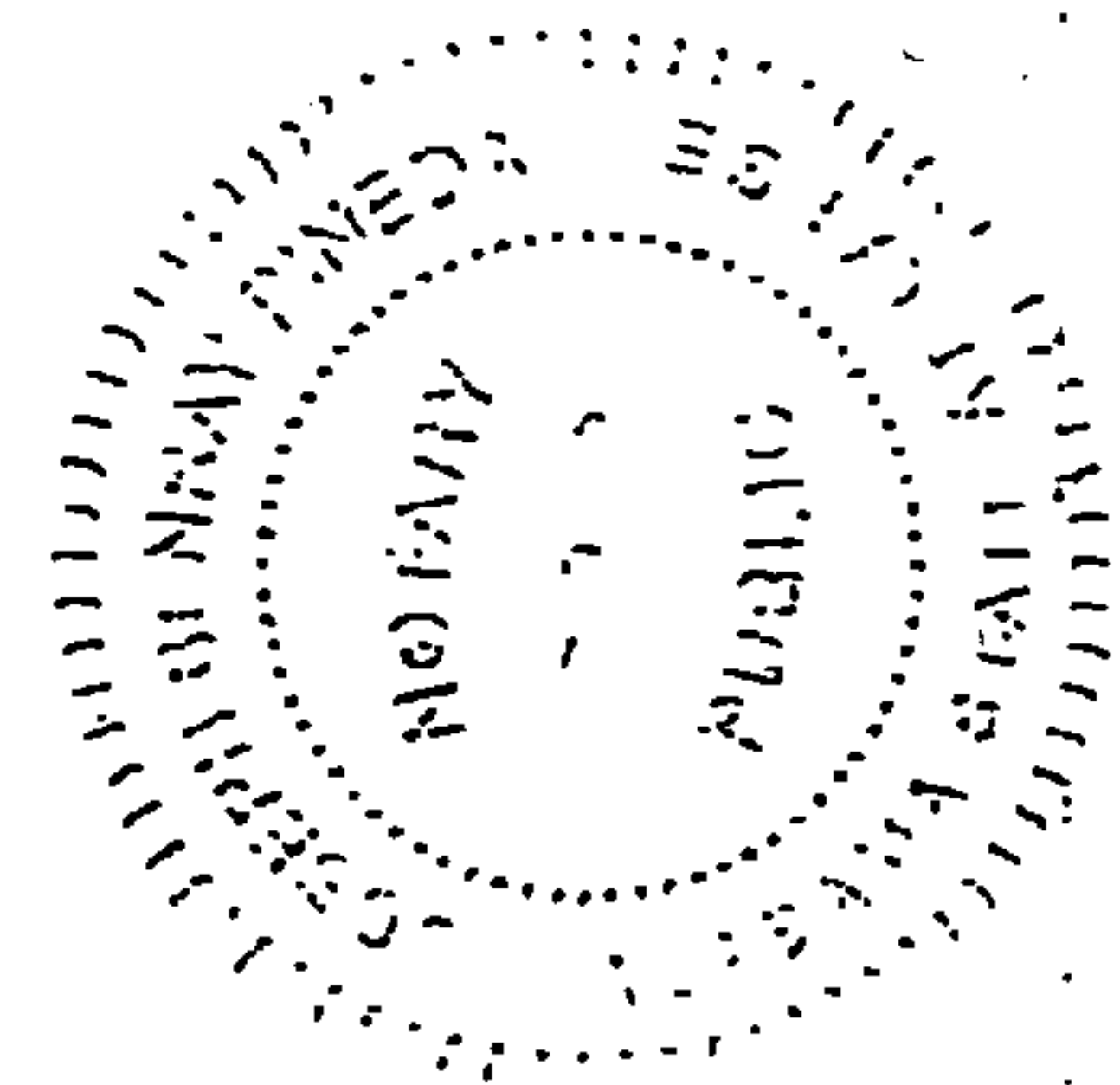
My Commission Expires

May 2, 2027

(Seal)

JOSEPH BENRAY PINEDA
Notary Public
Alabama State at Large

My Commission Expires
May 2, 2027





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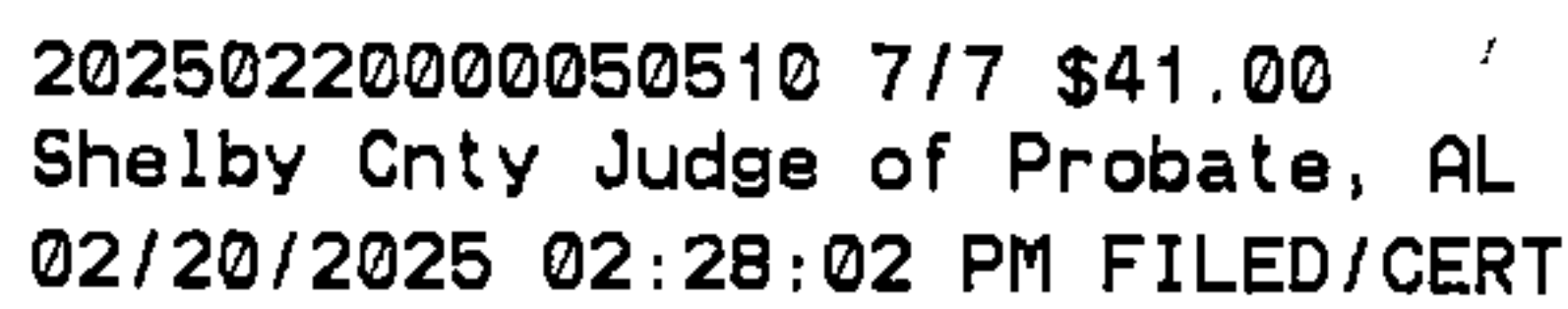


20240913000285920 4/5 \$114.00
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EXHIBIT A

Legal description of the real property being conveyed by this instrument.

222 SHANNON LN, MONTEVALLO, AL 35115. Parcel 2 6.51 Acres n 89° 46' 27" W 396.64' N 0° 00' 00" W
908.56 N 86° 41' 11" W 324.90' S 86° 41' 11" E 200.40 S 16° 04' 02" E 223.09' S 21° 02' 59" E 222.50' S 1°
24' 08" E 241.37' S 11° 46' 05" E 240.27'



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