

Corrective WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

**Grantee's Mailing Address/
Send Tax Notice To:**
Kerry Fredericks
Arthur Fredericks, Jr.
454 Ballantrae Rd
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Forty Thousand Five Hundred and 00/100 Dollars (\$440,500.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Martin Brent Ryan Ayres and Rebecca Giambrone Ayres, Husband & Wife

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

Kerry Fredericks and Arthur Fredericks, Jr.

(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 2107, according to the Survey of Kirkwall at Ballantrae, Phase I, as recorded in Map Book 45, page 49, in the Probate Office of Shelby County, Alabama.

This instrument is being recorded to accurately reflect the spelling of the Grantors' last name, which was inadvertently incorrectly listed on the warranty deed recorded in Instrument #20250401000095680.

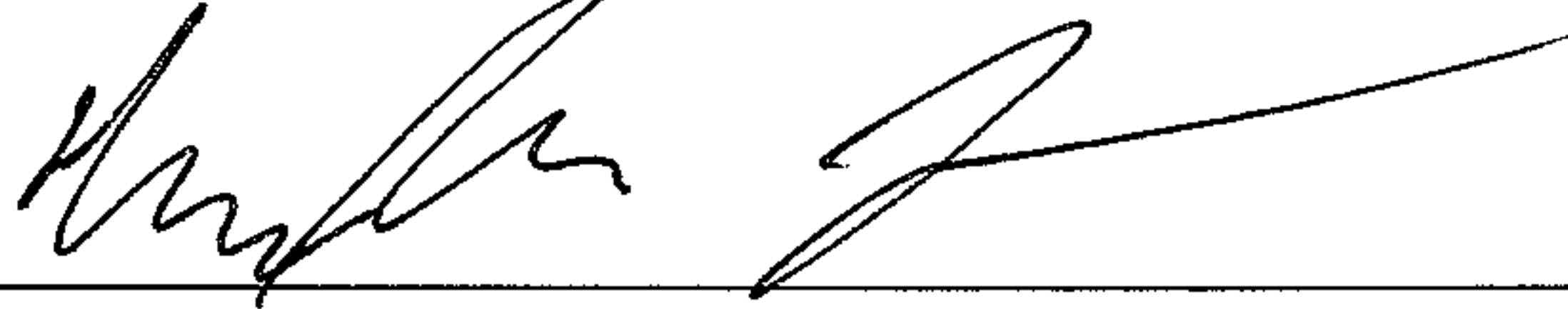
\$364,500.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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 31st day of March, 2025.



Martin Brent Ryan Ayres



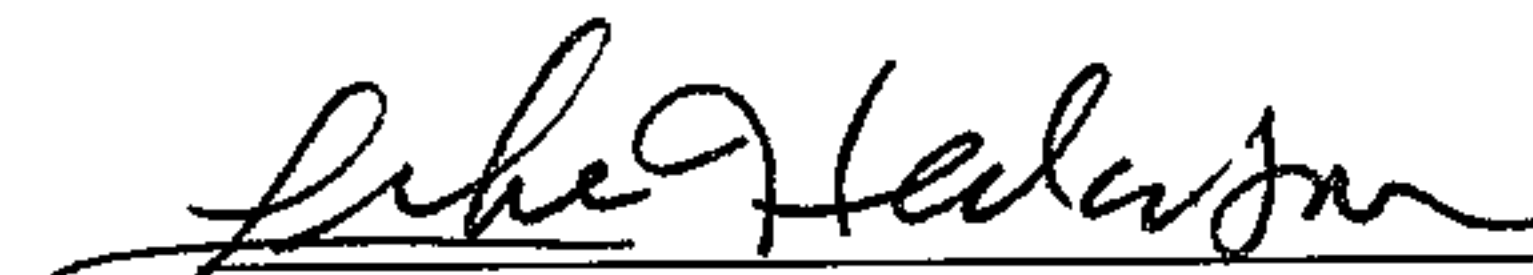
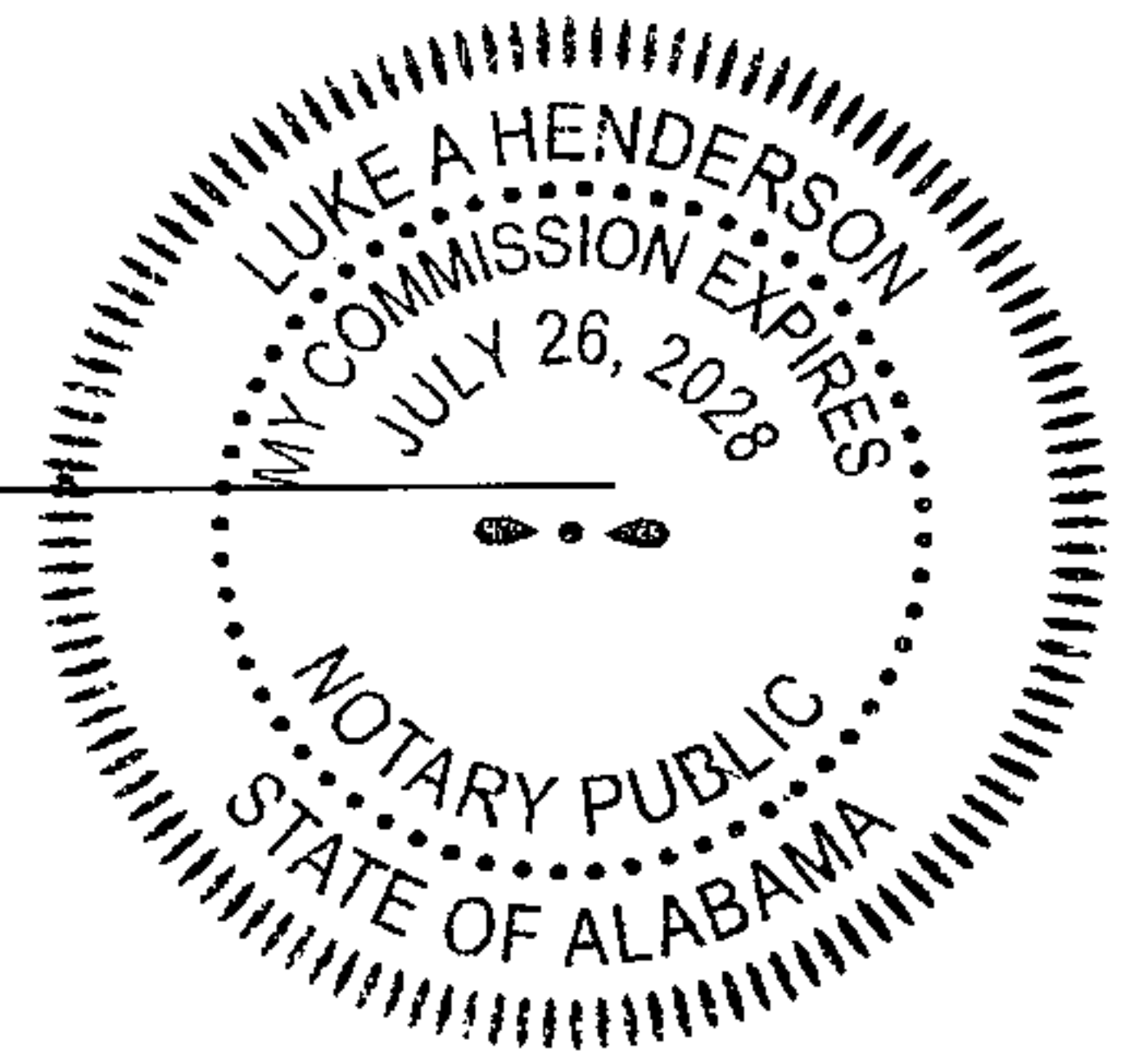
Rebecca Giambrone Ayres

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Martin Brent Ryan Ayres and Rebecca Giambrone Ayres** 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 March 31, 2025.

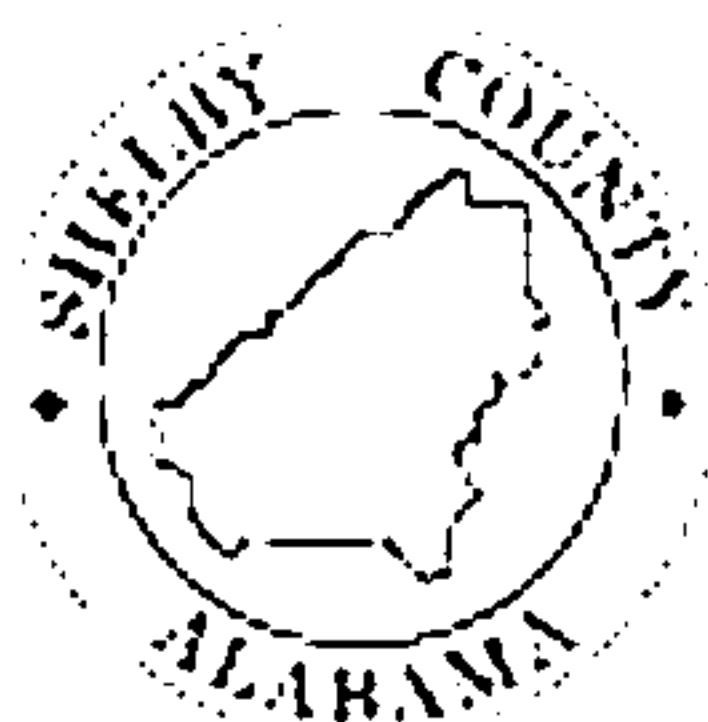
My Commission Expires:


Notary Public

Grantor's Address: 2117 Eagle Ridge Dr, Birmingham, AL 35242

Property Address: 454 Ballantrae Rd Pelham, AL 35124

Parcel ID Number: 14 8 27 4 011 008.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2025 12:50:44 PM
\$26.00 BRITTANI
20250401000096460

