

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Amanda Powell and Patrick Wallace  
40 Rich Drive  
Chelsea, AL 35043

**CORRECTIVE WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten and 00/100 Dollars (\$10.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, I,

**Amanda Powell, a married woman**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**Amanda Powell and Patrick Wallace**

(hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**A parcel of land located in the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:**

**Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 33; thence run West along the North line of the Northeast 1/4 of the Southeast 1/4 a distance of 1,068 feet to the Point of Beginning; thence continue last course a distance of 479.98 feet; run South 00 degrees 23 minutes 55 seconds West a distance of 674.63 feet to the center line of a public chert road; thence run along said center line the following approximate bearings and distances; North 74 degrees 03 minutes 24 seconds East a distance of 173.34 feet; North 83 degrees 24 minutes 11 seconds East a distance of 121.75 feet; North 88 degrees 19 minutes 25 seconds East a distance of 197.14 feet; thence run North a distance of 607.25 feet to the Point of Beginning.**

Subject to: (1) 2025 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

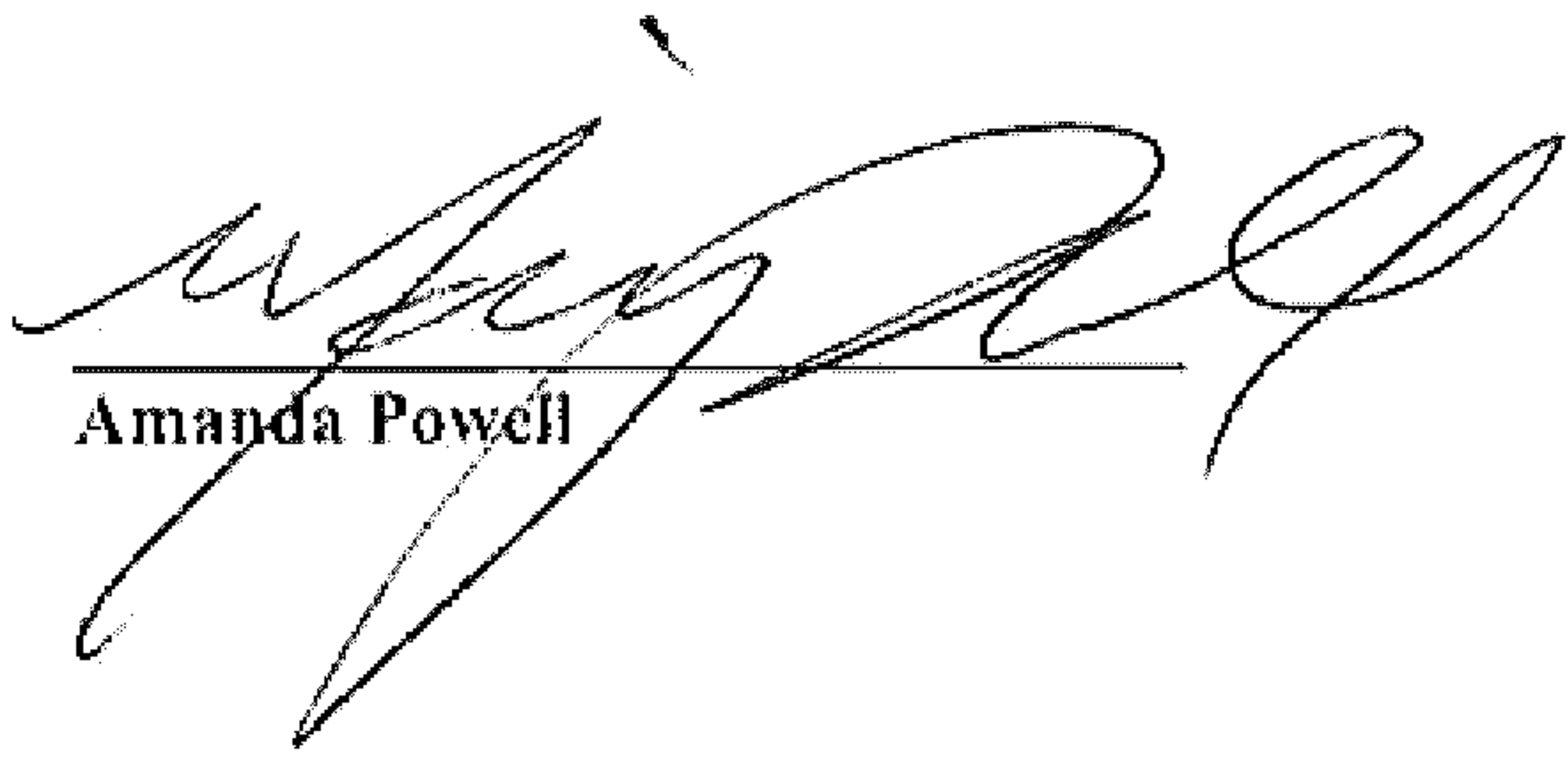
**This Corrective Deed is being executed and recorded for the purpose of correcting that certain deed recorded May 29, 2025, as Instrument Number 20250529000163930, in the Office of the Judge of Probate of Shelby County, Alabama, which contained the following errors: (a) the deed failed to state the marital status of the Grantor, who was, at the time of execution, married to the Co-Grantee, Patrick Wallace; (b) the legal description referenced the incorrect Section; (c) the notarial acknowledgment was incomplete and not in recordable form. This Corrective Deed is intended solely to correct those errors and is not intended to create or convey any new interest in the property.**

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

2025.

IN WITNESS WHEREOF, I have set my hand and seal, this 17<sup>th</sup> day of September

  
Amanda Powell

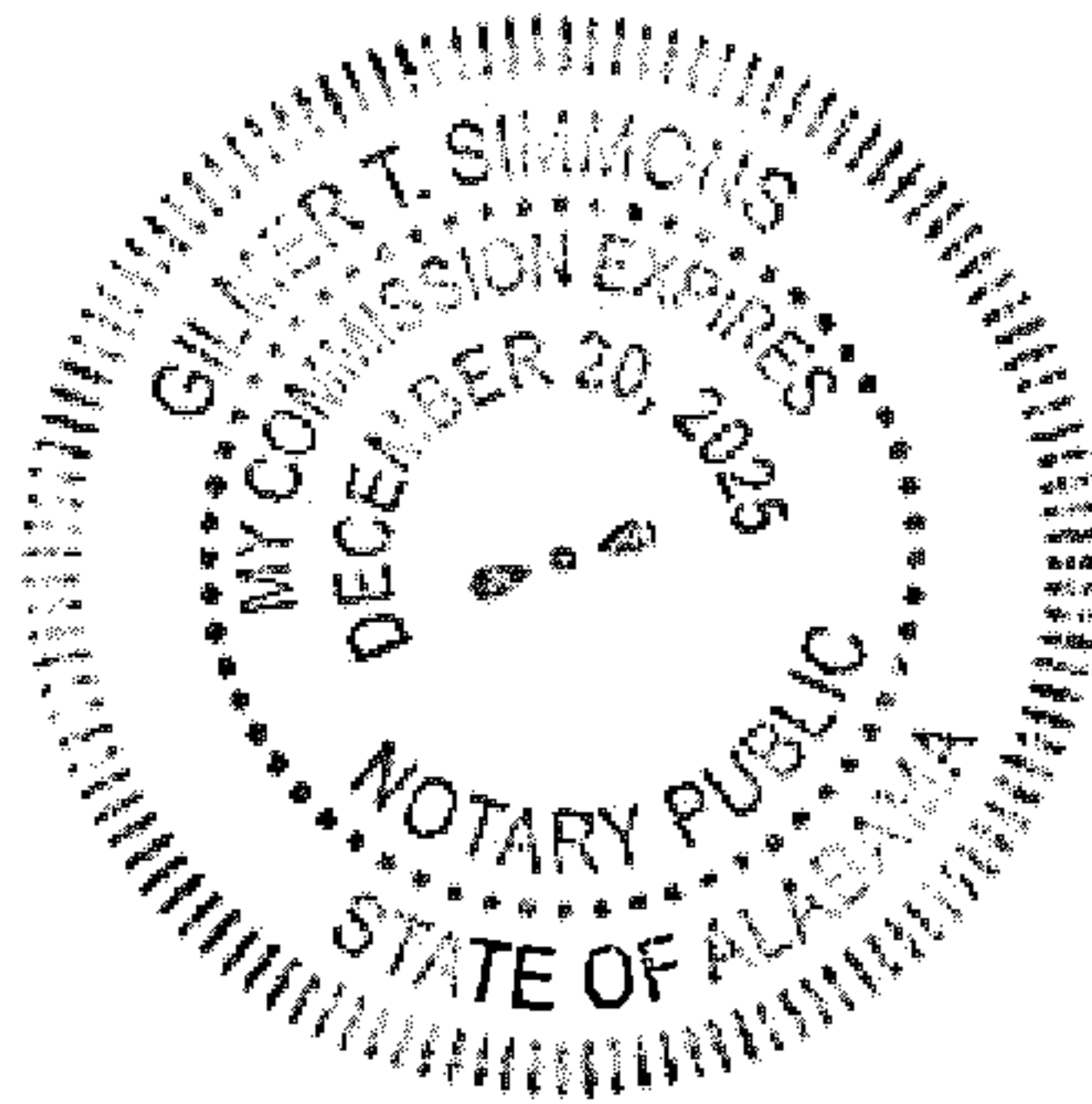
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Amanda Powell, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of September, 2025.



Notary Public  
My Commission Expires:



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/22/2025 11:59:08 AM**  
**\$26.00 PAYGE**  
**20250922000290700**

*Allie S. Beyl*