

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

THIS DOCUMENT PREPARED BY:)	Send Tax Notice To:
John (Jack) T. Carney, Jr., Esq.)	James O. Ackerman
3500 Colonnade Parkway, Suite 100)	129 Glengerry Drive
Birmingham, Alabama 35243)	Pelham, Alabama 35124
(205) 802-0696)	
)	
)	
STATE OF ALABAMA)	
SHELBY COUNTY)	

CORRECTED WARRANTY DEED WITH LIFE ESTATE RESERVED

KNOW ALL MEN BY THESE PRESENTS that **James O. Ackerman, an unmarried man**, hereinafter referred to as Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration had and received and paid by **Allison Ackerman**, hereto referred to as Grantee, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto said Grantee all right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

LOT 1023, ACCORDING TO THE SURVEY OF GLENGERRY AT BALLANTRAE, PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT TO:

1. General and special taxes or assessments for the year 2025 and subsequent years not yet due and payable.

Said realty being and intended to be the same realty described in the Quitclaim Deed conveyed to James O. Ackerman, on November 11, 2016, recorded on November 29, 2016, as Instrument 20161129000435640 in the Probate Office of Shelby County, Alabama.

Grantor James O. Ackerman is one and the same person as James O. Ackerman, the Grantee in the aforementioned deed recorded as Instrument 20161129000435640 in the Probate Office of Shelby County, Alabama.

This property is the homestead of the Grantor, and Grantor is unmarried.

EXPRESSLY RESERVING A LIFE ESTATE in the above-described property unto **James O. Ackerman, an unmarried man**. James O. Ackerman shall have full possession, benefit and use of the

property, as well as the rents, revenues, and profits generated by the property during the term of his natural life.

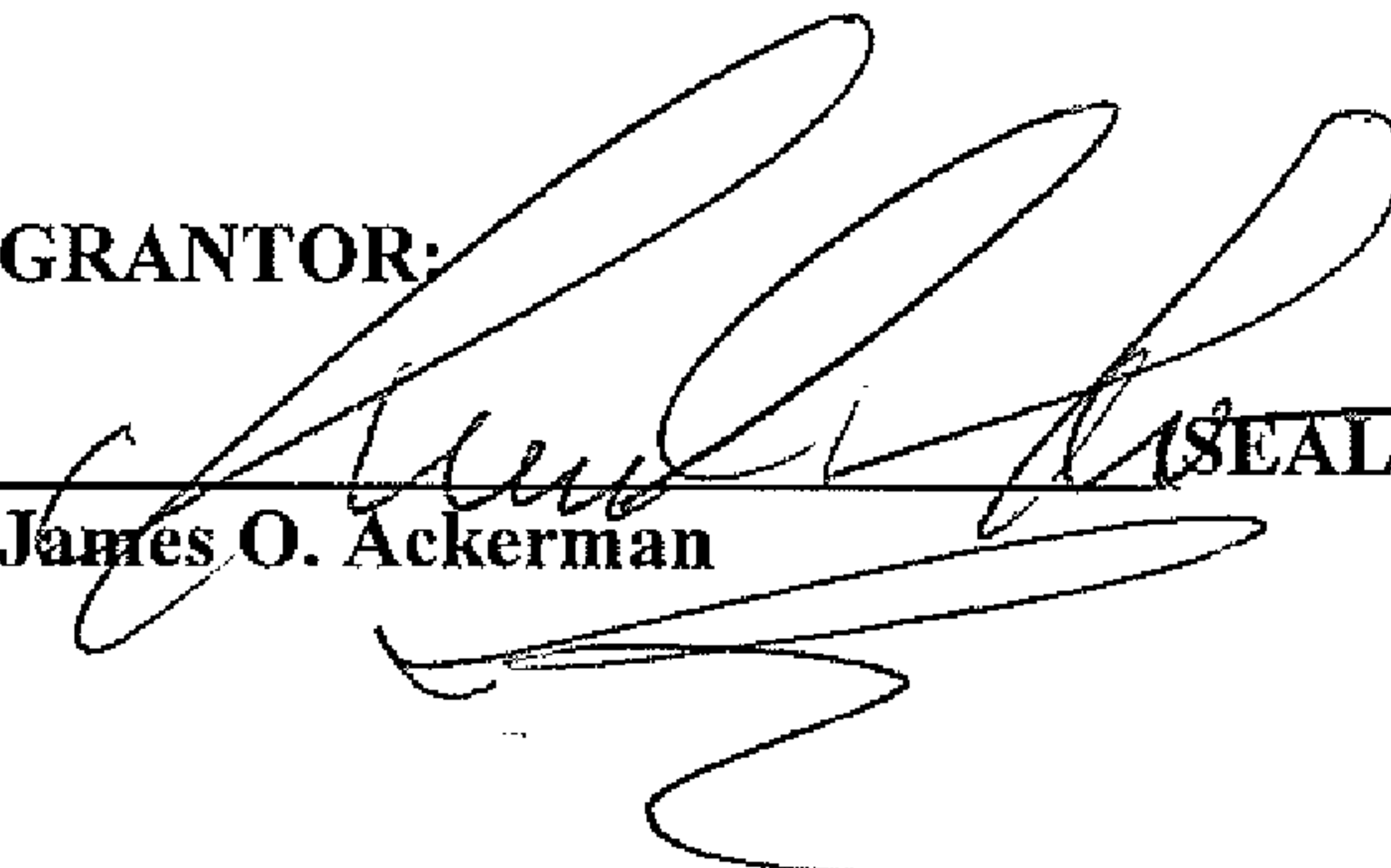
Upon the death of James O. Ackerman, the full possession, use, rents, revenues, and profits of the above-described property shall revert to the Grantee.

The purpose of this Corrected Warranty Deed with Life Estate Reserved is prepared to correct that certain Warranty Deed with Life Estate Reserved dated August 6, 2025, and recorded at Instrument Number 20250818000252590, in the Probate Office of Shelby County, Alabama, said Deed which contained a legal description which does not correspond with the correct parcel, which has an address of 129 Glengerry Drive, Pelham, Alabama 35124, and a Parcel ID of 14-8-28-3-006-023.000. Grantor erroneously omitted the correct legal description for said Parcel by mistake and has corrected the description through the recorded Scrivener's Affidavit recording simultaneously herewith.

To have and to hold unto the said Grantee, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and the Grantor's heirs, executors and administrators covenant with the said Grantee, and Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this Correction Deed this 19 day of Sep 2025.

GRANTOR:



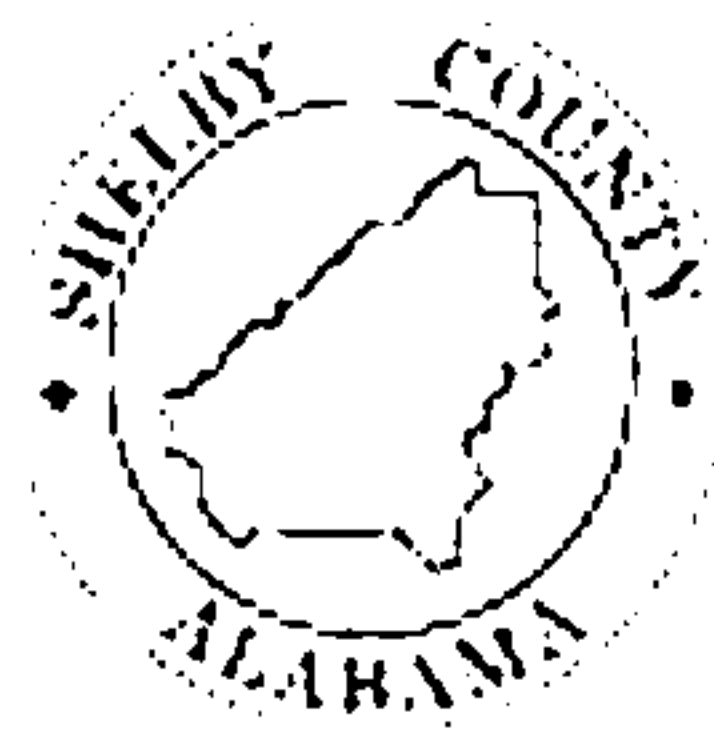
James O. Ackerman (SEAL)

STATE OF ALABAMA)
)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James O. Ackerman, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of September, 2025.

David Katherine Burson
Notary Public
My Commission Expires: 11/10/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/22/2025 02:42:38 PM
\$29.00 PAYGE
20250922000291120

Allie S. Bayl