

09/15/2016 09:45:26 AM FILED/CERT

This instrument was prepared by: Ellis, Head, Owens & Justice P O Box 587

Send Tax Notice to: Mr. & Mrs. Jimmie E. Stracner 31 Monte Tierra Trail Alabaster, AL 35007

### CORRECTIVE

# WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) SHELBY COUNTY

Columbiana, AL 35051

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/00 Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Jimmie Eugene Stracner, as Executor of the Estate of Mildred Lee Stracner, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Jimmie Eugene Stracner, and wife, Martha M. Stracner, (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

## SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This Will is being done according to the terms of the Will of Mildred Lee Stracner as probated in the Probate Court of Shelby County, Alabama, Case No. 44-215.

This corrective deed is being recorded to correct the legal description in deed recorded in Instrument #2002-06391.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, September, 2016.	I have hereunto set my hand and seal this 144 day o
	Immie Eugene Stracner as Executor of the Estate of Mildred Lee Stracner
STATE OF ALABAMA SHELBY COUNTY	

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jimmie Eugene Stracner, as Executor of the Estate of Mildred Lee Stracner, who 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, in his capacity as Executor.

Siven under my hand and official seal this 14th day of September, 2016...

Commission Expires:

**Notary Public** 

# EXHIBIT "A" LEGAL DESCRIPTION



Shelby Cnty Judge of Probate, AL 09/15/2016 09:45:26 AM FILED/CERT

#### PARCEL A

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 24, Township 19 South, Range 1 East and run South 1 degree 15 minutes 23 seconds East for 110.0 feet to the point of beginning of the parcel herein described; thence continue along the last stated course for 880.39 feet to a point; thence run South 1 degree 43 minutes 20 seconds East for 340.13 feet to the Southeast corner of said 1/4-1/4; thence run South 1 degree 04 minutes 00 seconds East for 468.56 feet to a point on the northeasterly right of way line of the Central of Georgia Railroad; thence run North 45 degrees 08 minutes 40 seconds West along the northeasterly right of way line for 1523.73 feet to a point in an 18 foot wide chert road; thence run North 12 degrees 34 minutes 27 seconds East along said road for 100.0 feet to a point; thence run South 45 degrees 08 minutes 40 seconds East for 373.87 feet to a point; thence run North 44 degrees 04 minutes 13 seconds East for 1085.63 feet to the point of beginning.

### Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name: <u>Jimmie E. Stracner, As</u> Executor of Estate of Mildred Lee Stracn		Grantee's Name: Jimmie E. & Martha M. Stracner	
Mailing Address 31 Monte Tierra Trail	r Mailing Address <u>: 31 Monte Tierra Trail</u>		
Alabaster, AL 35007		labaster, AL 35007	
Property Address: Summerwood Lane	Date of Sale 9-14-1	6	
Sterrett, AL			
	or		
	Actual Value	\$	
	or	<b>♣</b>	
The munchase maioe on actual realize eleimed on this	Assessor's Market Value		
The purchase price or actual value claimed on this one) (Recordation of documentary evidence is no		ing documentary evidence: (check	
one) (Recordation of documentary evidence is no	t required)		
Bill of Sale	Appraisal	20160915000336640 3/3 \$22.00 Shalby Control	
Sales Contract	X Other – Corrective Deed	SHEIDY CHICA Judge of Dechara A	
Closing Statement		09/15/2016 09:45:26 AM FILED/CERT	
If the conveyance document presented for recordate of this form is not required.	ation contains all of the required in	formation referenced above, the filing	
	Instructions		
Grantor's name and mailing address - provide the name of th	e person or persons conveying interest to p	property and their current mailing address.	
Grantee's name and mailing address - provide the name of the	ne person or persons to whom interest to pro	operty is being conveyed.	
Property address -the physical address of the property being	conveyed, if available.		
Date of Sale - the date on which interest to the property was	conveyed.		
Total purchase price - the total amount paid for the purchase record.	of the property, both real and personal, be	ing conveyed by the instrument offered for	
Actual value - if the property is not being sold, the true value record. This may be evidenced by an appraisal conducted by		_ •	
If no proof is provided and the value must be determined, the determined by the local official charged with the responsibil penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).	·	• • • • • • • • • • • • • • • • • • • •	
I attest, to the best of my knowledge and belief that the inforstatements claimed on this form may result in the imposition			
(Sirgin	tor Grantee/Owner/Agent) circle one		
Print	imaie Eugene 2t	YGCN EK	
Unattested	(\(\I_{\alpha}\); \(\G_{\alpha}\) \(\L_{\alpha}\)		
	(Verified by)		

Form RT-1