

Pages: 4 = \$14.00 + \$3.00 (x3) = \$23.00
Value = \$1,795,500 (Corrective Deed = No Tax)
Total = \$23.00

SEND TAX NOTICE TO:
LEAH G. MCGRUFF, Trustee
6 Greenbriar Ridge
Shoal Creek, AL 35242



20170403000111520 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/03/2017 01:51:14 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

CORRECTIVE STATUTORY WARRANTY DEED

THIS IS A CORRECTIVE STATUTORY WARRANTY DEED executed and delivered this **29** day of **MARCH**, 2017, by LEAH G. MCGRUFF, a married woman (hereinafter referred to as the "Grantor") to LEAH G. MCGRUFF, as Trustee of the LEAH G. MCGRUFF QUALIFIED PERSONAL RESIDENCE TRUST (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Grantor desires through this Corrective Statutory Warranty Deed to correct the legal description on the Statutory Warranty Deed dated May 9, 2016, and recorded on May 12, 2016, with the Judge of Probate of Shelby County, Alabama, Instrument #20160512000160560, (the "Original Deed") by removing the erroneous reference to Lot 95; and

WHEREAS, this Corrective Statutory Warranty Deed hereby replaces the Original Deed in its entirety as set out below.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby convey unto the Grantee, all of his undivided one-half (1/2) interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 96, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current year;
2. Easements or claims of easements not shown by public records;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including any release of damages, as recorded in Volume 129, Page 294;
4. Right of way to Alabama Power Company recorded in Deed Volume 318, Page 588, Deed Volume 308, Page 651 and Real 133, Page 599;
5. Right of way to South Central Bell Telephone Company recorded in Deed Volume 356, Page 420 and Real Volume 306, Page 242;

6. Restrictions recorded in Misc. 19, Page 861; Misc. 23, Page 564; amended by Book 370, Page 938;
7. Right of way, easements, and rights in connection therewith granted to The Water Works Board of the City of Birmingham, in Deed Volume 201, Page 298;
8. Rights granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, translosures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communication service as set forth by instrument recorded in Misc. Volume 21, page 855; and
9. Easements and building restriction lines as shown on the recorded map.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee and to its assigns forever.

And said Grantor hereby covenants and agrees with said Grantee and its assigns, that she will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

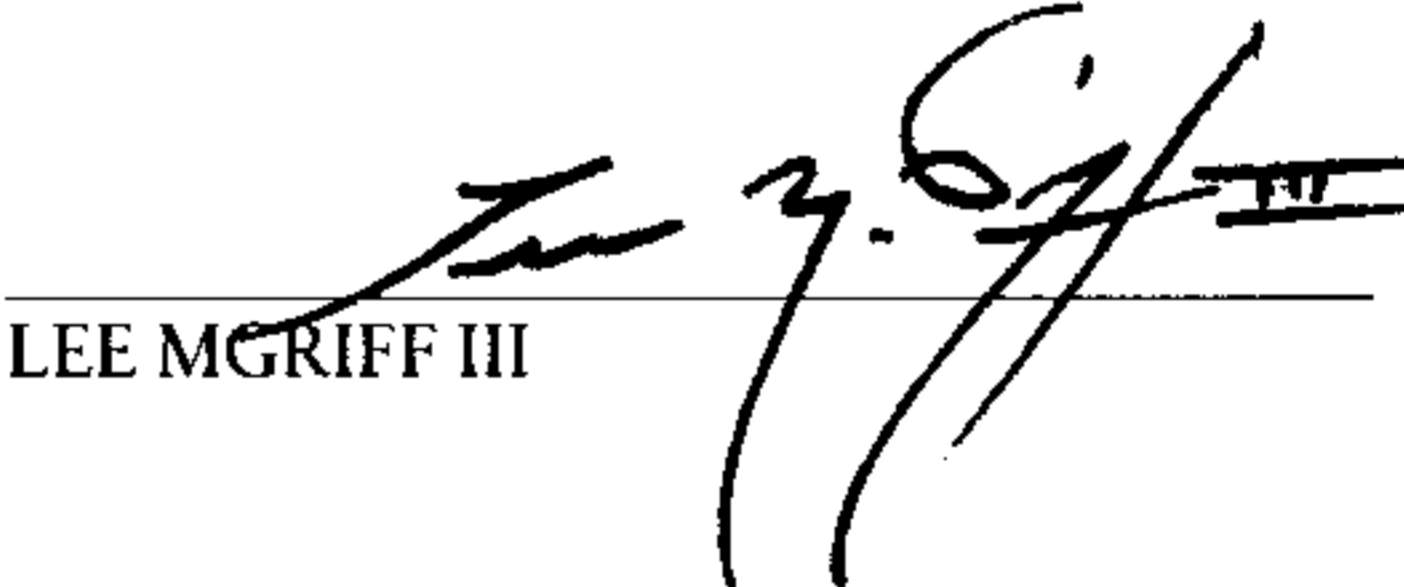
The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantee, **LEAH G. MCGRUFF**, as Trustee of the **LEAH G. MCGRUFF QUALIFIED PERSONAL RESIDENCE TRUST**.


THE SUBJECT PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, I have hereunto set my hands and seal, this 29th day of March, 2017.


LEAH G. MCGRIFF

IN WITNESS WHEREOF, as spouse of Grantor and solely to convey any homestead interest I may have in Subject Property, I have hereunto set my hand and seal, this 29th day of MARCH, 2017.


LEE MCGRIFF III


20170403000111520 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/03/2017 01:51:14 PM FILED/CERT

STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that LEAH G. MCGRUFF, whose name is signed to the foregoing conveyance, 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 the 29th day of March, 2017.

Shannon Cuel
Notary Public
My Commission Expires: 2/18/18

STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that LEE MCGRUFF III, whose name is signed to the foregoing conveyance, 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 29th day of March, 2017.

Shannon Cuel
Notary Public
My Commission Expires: 2/18/18



20170403000111520 3/4 \$25.00
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THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes
Hughes & Scalise, P.C.
The Luckie Building
600 Luckie Drive, Suite 310
Birmingham, Alabama 35223

Real Estate Sales Validation Form

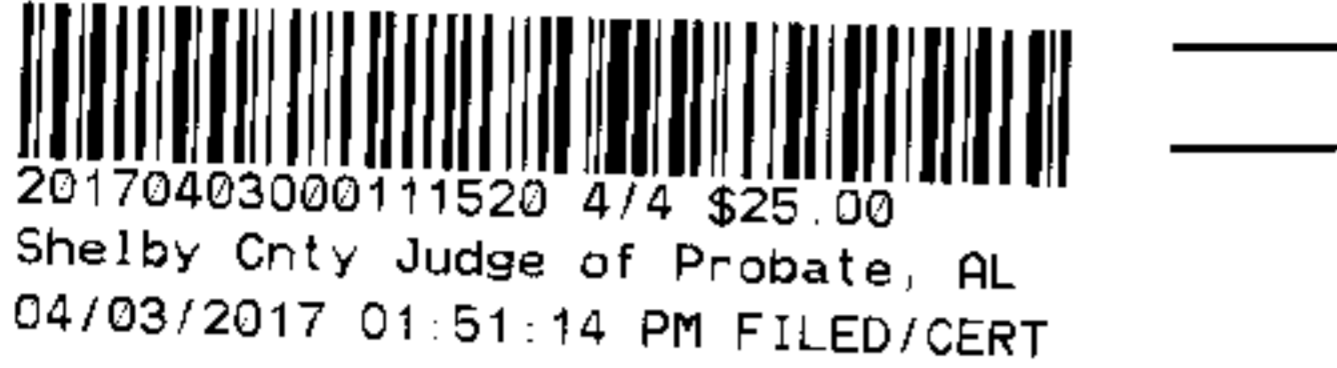
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Leah G. McGriff
Mailing Address 6 Greenbriar Ridge
Birmingham, AL 35242

Grantee's Name Leah G. McGriff as Trustee of the Leah G. McGriff Qualified Personal Residence Trust
Mailing Address 6 Greenbriar Ridge
Birmingham, AL 35242

Property Address 6 Greenbriar Ridge
Birmingham, AL 35242

Date of Sale
Total Purchase Price \$



or
Actual Value \$

or
Assessor's Market Value \$ 1/2 of 1,795,500 = \$897,750

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
X Other 2016 Tax Assessor Bill

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property 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 of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/29/17

Print Leah G. McGriff, Grantor LEAH MCGRIFF

Unattested

(verified by) [Signature]

Sign Leah McGriff

(Grantor/Grantee/Owner/Agent) circle one