

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

20200221000069500
02/21/2020 10:18:10 AM
CORDEED 1/4

Order Number:
66950095

CORRECTIVE WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

66950095 5464269

Send Future Tax Notices to:
1439 Secretariat Drive
Helena, AL 35080

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **COY ANCELET and KRISTIE ANCELET**, husband and wife, who acquired title without marital status, whose address is 1439 Secretariat Drive, Helena, AL 35080, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **COY ANCELET and KRISTIE ANCELET**, husband and wife, as joint tenants with right of survivorship, whose address is 1439 Secretariat Drive, Helena, AL 35080, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 44, according to the survey of Dearing Downs, 6th addition, Phase II, as recorded in, map book 11, page 80 in the Probate Office of Shelby County, Alabama, being situated In Shelby County, Alabama.

Mineral and Mining rights excepted.

Prior Deed Reference: Instrument No. 20190417000125950

Parcel ID Number: 13 7 26 2 001 002.076

Commonly Known As: 1439 Secretariat Drive, Helena, AL 35080

Fair Market Value: \$180,200.00.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

WHEREAS, the deed recorded in Instrument No. 20190417000125950, erroneously omitted the marital statuses of COY ANCELET and KRISTIE ANCELET. At of the time of the above-mentioned conveyance, COY ANCELET and KRISTIE ANCELET were husband and wife.

****This deed is being recorded to correct an error in the prior, above-mentioned deed recorded in Instrument No. 20190417000125950, wherein the marital statuses of COY ANCELET and KRISTIE ANCELET were erroneously omitted.****

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 14 day of February, 2020.

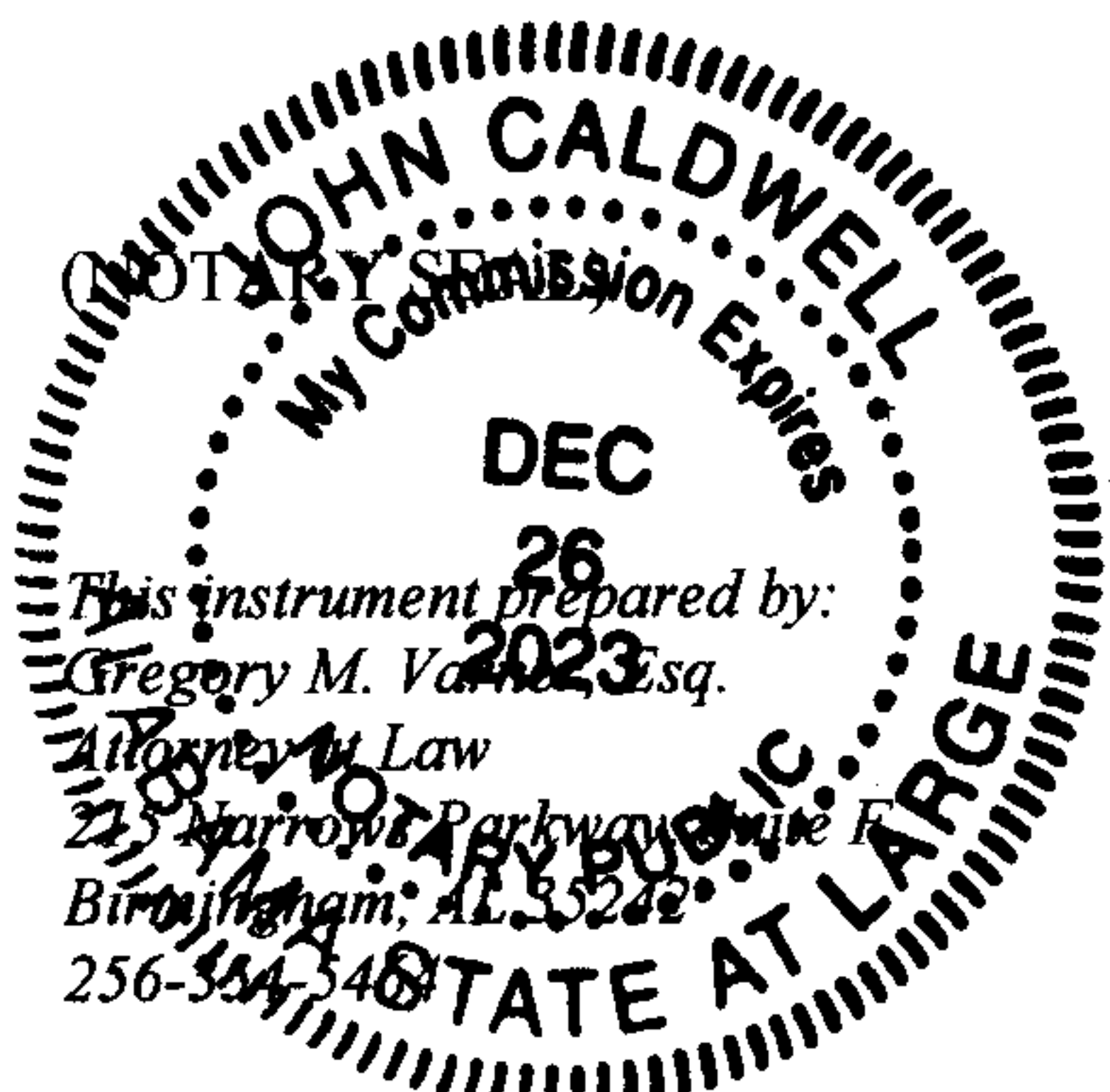
GRANTOR:

[Signature]
COY ANCELET
[Signature]
KRISTIE ANCELET

STATE OF Alabama
COUNTY OF Shelby

I, John Caldwell a Notary Public for the State of Alabama, do hereby certify that **COY ANCELET and KRISTIE ANCELET**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 14 day of February, 2020.



[Signature]
Notary Public
My commission expires: **John Caldwell**
My Commission Expires
12/26/2023

Real Estate Sales Validation Form

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

Grantor's Name Coy Ancelet and Kristie Ancelet 20200221000069500 Grantee's Name Coy Ancelet and Kristie Ancelet 02/21/2020 10:18:10 AM CORDED 3/4
Mailing Address 1439 Secretariat Drive Helena, AL 35080
Property Address 1439 Secretariat Drive Helena, AL 35080
Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 180,200.00

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 Appraisal
Sales Contract Other
Closing Statement

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 2/14/2020 Print COY ANCELET
Unattested Sign (verified by) (Grantor/Grantee/Owner/Agent) circle one

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13 7 26 2 001 002.076

Land situated in the County of Shelby in the State of AL

Lot 44, according to the survey of Dearing Downs, 6th addition, Phase II, as recorded in, map book 11, page 80 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

Commonly known as: 1439 Secretariat Dr, Helena, AL 35080-4137

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

Source of Title: Book , Page .



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/21/2020 10:18:10 AM
\$32.00 CHERRY
20200221000069500

Allie S. Bayl