

20200723000310080  
07/23/2020 03:36:25 PM  
CORDEED 1/3

SEND TAX NOTICE TO:  
Randall Clements  
200 Lorrin Lane  
Sterrett, Alabama 35147

This instrument was prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

\*\*This deed is being corrected to show the sellers  
previous name.\*\*

CORRECTIVE  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand dollars & no cents (\$190,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Adrianna Strayer and Joel Strayer, wife and husband

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Randall Clements

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

LOT 48A, ACCORDING TO A RESURVEY OF LOTS 45-50 AND 81-82, THE VILLAGES AT WESTOVER SECTOR 1, AS RECORDED IN MAP BOOK 41, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Adriana K. Fiveash and Adrianna Strayer is one and the same person.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 41, Page 65.

Easement to BellSouth, as recorded in Instrument 20061023000454770, in the Probate Office of Shelby County, Alabama.

Easement and Restrictions regarding Alabama Power Company, recorded in Instrument 20070517000229750 in the Probate Office of Shelby County, Alabama.

Covenants, Agreements and Release of Damages as recorded in Instrument 20070927000454700, in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants recorded in Instrument 2008010900013350, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded Instrument 20060329000146670 and Instrument 20060329000146680, in the Probate Office of Shelby County, Alabama.


Release of Damages, Mineral and mining rights and rights incident thereto, conditions, covenants, restrictions recorded in Instrument 20070927000454770, in the Probate Office of Shelby County, Alabama.

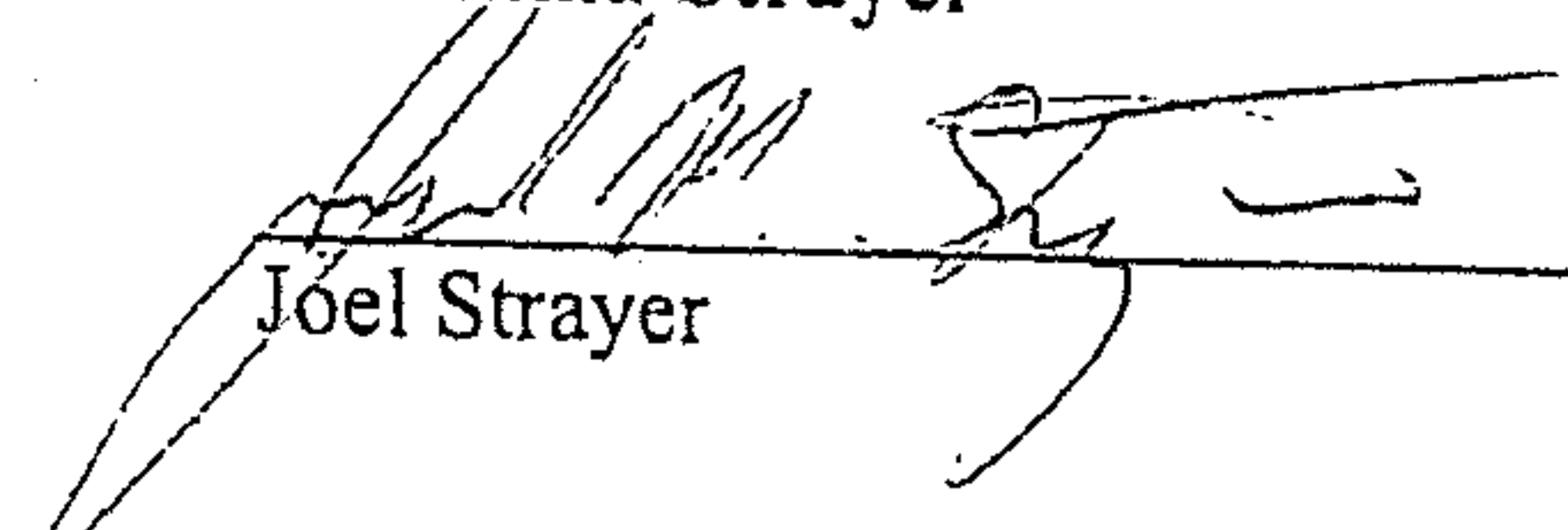
Release of Damages and Covenants as recorded in Instrument 20090406000123710, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said 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 grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), July 10, 2020.

  
Adrianna Strayer (Seal)

  
Joel Strayer (Seal)

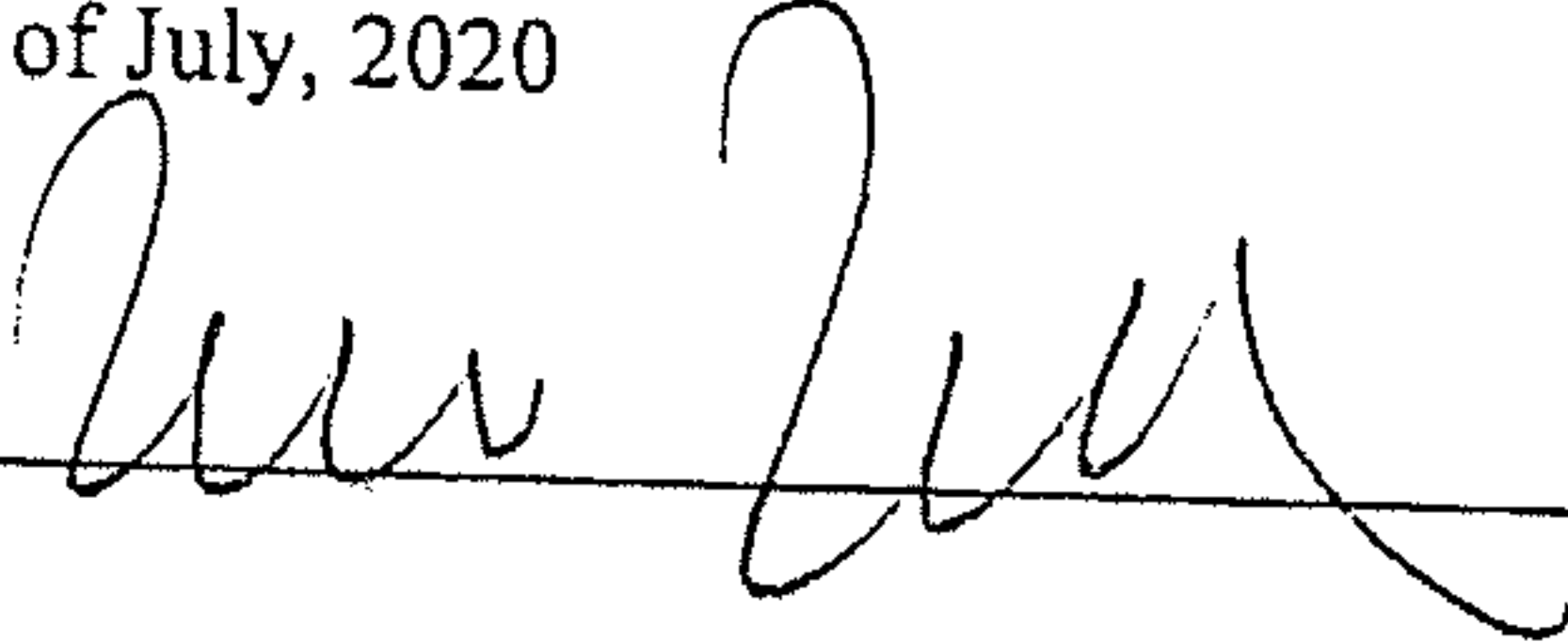
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adrianna Strayer and Joel Strayer, wife and husband, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2020

  
Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_

WILLIAM PATRICK COCKRELL, II  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 9, 2021

### Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Adrianna Strayer and Joel Strayer

Grantee's Name Randall Clements

Mailing Address 8499 Blake Circle  
Trussville, Alabama 35173  
Property Address 200 Lorrin Lane  
Sterrett, Alabama 35147

Mailing Address 200 Lorrin Lane  
Sterrett, Alabama 35147  
Date of Sale 07/10/2020

Total Purchase Price \$190,000.00

or  
Actual Value \_\_\_\_\_

or  
Assessor's Market Value \_\_\_\_\_

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  
 Other \_\_\_\_\_

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 proeprty 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 \_\_\_\_\_  
  
\_\_\_\_\_  
Unattested  
  
\_\_\_\_\_  
(verified by)

William Randall Clements  
Print William Randall Clements  
  
\_\_\_\_\_  
Sign  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/23/2020 03:36:25 PM  
\$30.00 JESSICA  
20200723000310080

Alvin S. Boyd