

*This deed is being recorded to correct GRANTOR'S names and the legal description contained in instrument # E 20201103000497980

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

20201203000554010
12/03/2020 02:42:50 PM
CORDEED 1/6

Send Tax Notice to:
Brandon Broadhead and
Jennifer Broadhead
105 Indigo Lane
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY



CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTEEN THOUSAND AND 00/100 (\$16,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Roslyn G. Davis**, an unmarried woman, **Thomas Eugene Davis, Jr.**, a married man, **Elizabeth Davis Cain**, a married woman, and **Sara Harris**, an unmarried woman, as the sole surviving heirs of **Thomas Eugene Davis, Sr.**, having died on or about October 18, 2017 (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brandon Broadhead and Jennifer Broadhead, husband and wife** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A tract of land situated in the Southeast Quarter of Section 31 and the Southwest Quarter of Section 32 all in Township 21 South, Range 2 West, Shelby County, Alabama, and more particularly described as follows: Commence at the Northeast Corner of the Northeast quarter of the Southeast quarter of said Section 31; thence run South along the east line thereof a distance of 30.02 feet to a point on the South line of a 60 feet right of way; thence an angle right of 92 degrees, 18 minutes, 24 seconds and run West along said South line of right of way a distance of 904.69 feet; thence an angle left of 91 degrees, 41 minutes, 02 seconds and run South a distance of 295 feet to the point of beginning; thence continue south a distance of 147.5 feet; thence an angle left of 88 degrees, 18 minutes, 58 seconds and run east and parallel to 60 feet right of way, a distance of 1170 feet more or less to the West right of way line of Shelby County Highway No. 12; thence run in a northerly direction along West right of way a distance of 147.5 feet more or less; thence West and parallel to 60 feet right of way a distance of 1170 feet more or less to the point of beginning.

Less and except any portion of the above referenced property located within the map of a Resurvey of Lots 1 and 2 of Laurel Road Subdivision as recorded in Map Book 51, Page 11 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and 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.

This property is not the homestead of GRANTORS or GRANTORS' spouse(s).

Whereas all of the undersigned GRANTORS herein attest they are the sole surviving heirs of **Thomas Eugene Davis Sr.**

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 16th day of November, 2020.

Roslyn G. Davis
Roslyn G. Davis

STATE OF ALABAMA
SHELBY COUNTY

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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Roslyn G. Davis**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16 day of November, 2020.

[Signature]
Notary Public

My Commission Expires: 12/27/2020

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 18TH day of November, 2020.

Thomas Eugene Davis Jr.
Thomas Eugene Davis Jr.

STATE OF ALABAMA
SHELBY COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Thomas Eugene Davis Jr., 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of November, 2020.

Jessica L. Brown
Notary Public

My Commission Expires: 4-19-2021



IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 15th day of November, 2020.

Elizabeth Davis Cain
Elizabeth Davis Cain

STATE OF ALABAMA
SHELBY COUNTY

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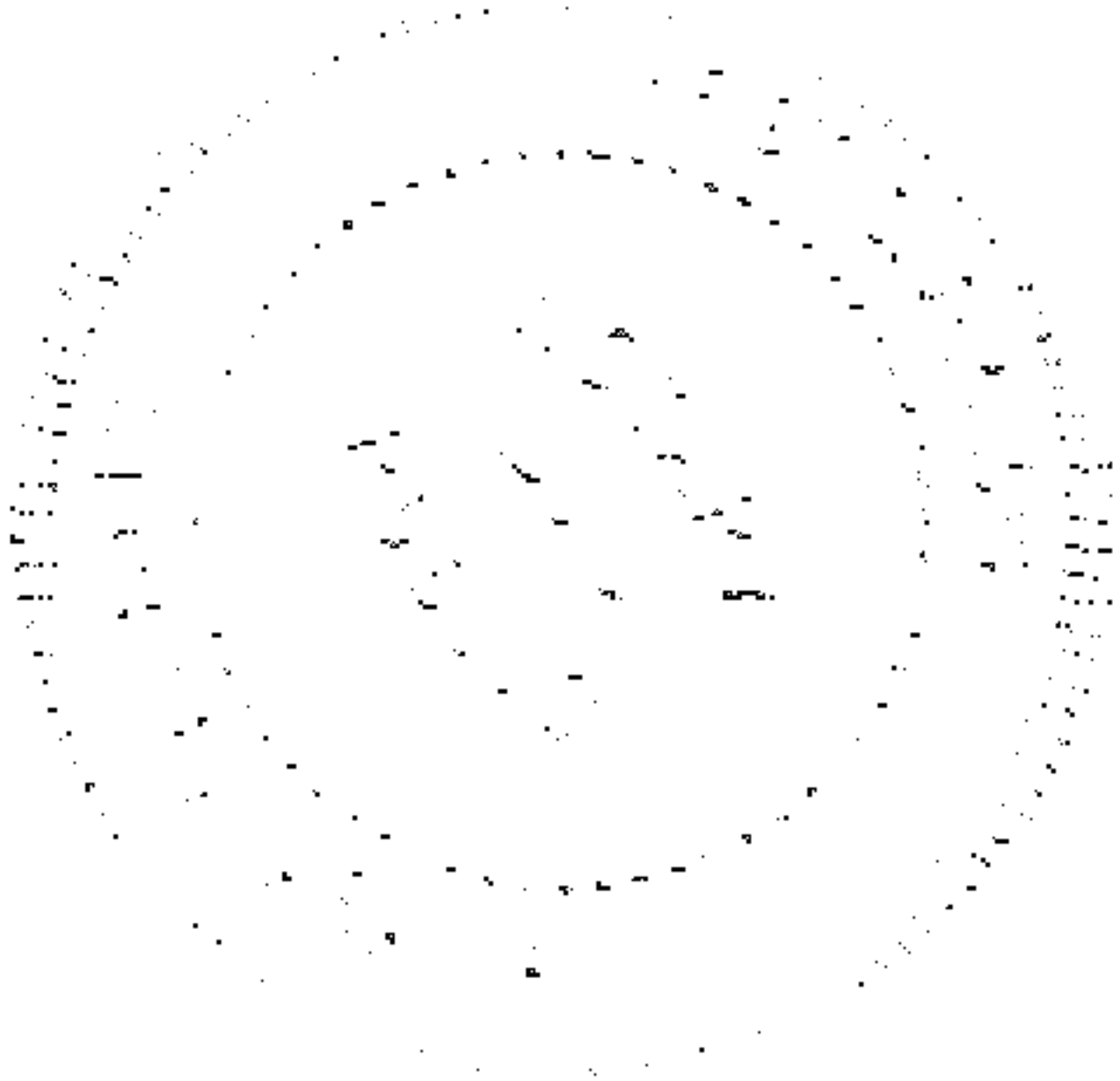
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Elizabeth Davis Cain**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of November, 2020.

Kristi C. Thomas
Notary Public

My Commission Expires:



IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 30 day of November, 2020.

Sara Harris
Sara Harris

STATE OF ALABAMA
SHELBY COUNTY

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SS:

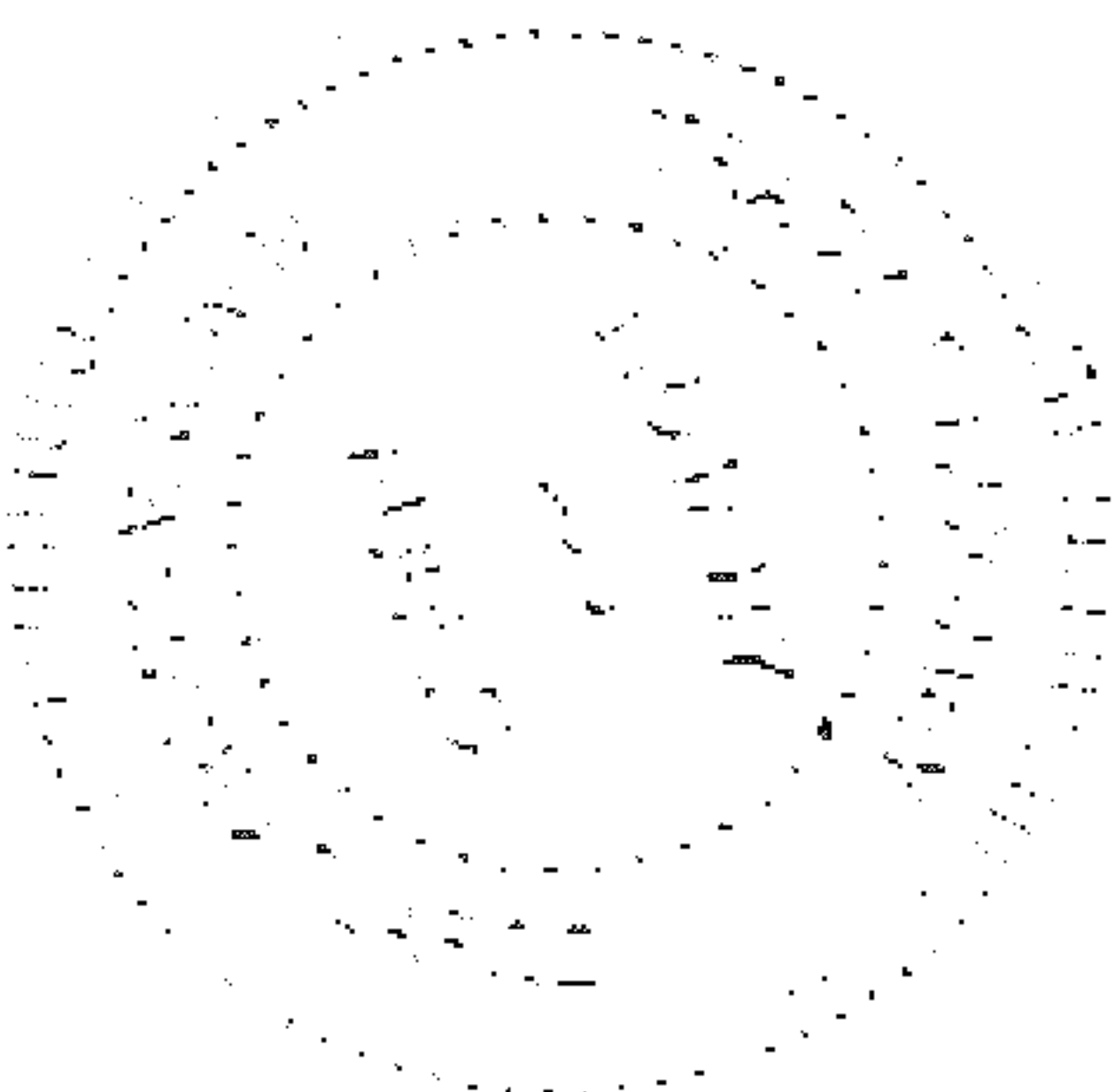
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sara Harris, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of
November, 2020.

Macy T. Hufnagel
Notary Public

My Commission Expires:

8/5/21



Real Estate Sales Validation Form

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

Grantor's Name Roslyn G. Davis et. al.
Mailing Address 85 Laurel Road
Calera, AL 35040
Property Address Census Tract 030605, Block 2057
Calera, AL 35040

Grantee's Name Brandon Broadhead and Jennifer Broadhead
Mailing Address 105 Indigo Lane
Calera, AL 35040
Date of Sale November 2, 2020
Total Purchase Price \$16,000.00
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 Appraisal
Sales Contract Other:
X 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 November 2, 2020
Unattested (verified by)

Print: Justin Smitherman
Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2020 02:42:50 PM
\$40.00 CHARITY
20201203000554010

Alvin S. Boyd