

Send tax notice to:
King Family Holdings, LLC
c/o Michael A. King
437 Hillside Avenue
Westfield, NJ 07090

This Instrument Prepared By:
Vincent J. Schilleci, III, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Chris S. King, a married man (hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto King Family Holdings, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), all of my interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

PERSONAL RESIDENCE:

From the southeast corner of the SW1/4 of the NW1/4 of Section 36, Township 19 South, Range 3 West run northerly along the east boundary line of said 1/4-1/4 section for 671.53 feet; Thence turn an angle of 90 degrees to the left and run westerly 180.0 feet; Thence turn an angle of 90 degrees to the right and run northerly 205.05 feet to the point of beginning of the land herein described and conveyed; Thence turn an angle of 23 degrees, 06 minutes, 51 seconds to the left and run northwesterly 298.25 feet; Thence turn an angle of 106 degrees, 49 minutes, 09 seconds to the left and run southwesterly 190.44 feet; Thence turn an angle of 64 degrees, 01 minutes, 46 seconds to the left and run southeasterly 306.0 feet; Thence turn an angle of 112 degrees, 58 minutes, 50 seconds to the left and run northeasterly 233.47 feet, more or less, to the point of beginning.

This land being a part of the SW1/4 of the NW1/4 of Section 36, Township 19 South, Range 3 West and being 1.38 acres, more or less.

WILLOW CREEK:

Lot 54, according to the survey of Willow Creek, Phase Two, as recorded in Map Book 9, page 102 A&B, in the Probate Office of Shelby County, Alabama

MCQUEEN DRIVE:

A lot in Sec. 28, Township 20 South, Range 3 West, described as follows: Commence at the Northeast corner of the NW1/4, Section 28, Township 20 South, Range 3 West, thence run South along the East line of said 1/4-1/4 Section a distance of 383.44 feet to the point of beginning; thence turn an angle of 90 deg. 42 min. 00 sec. to the right and run a distance of 165.51 feet; thence turn an angle of 89 deg. 51 min. 30 sec. to the right and run a distance of 172.55 feet; thence turn an angle of 90 deg. 04 min. 54sec. to the right and run a distance of 164.43 feet; thence turn an angle of 90 deg. 06 min.34 sec. to the left and run a distance of 52.37 feet; thence turn an angle of 90 deg. 16 min. 25 sec. to the right and run a distance of 155.66 feet to the West right-of-way of Shelby County Highway no. 17; thence turn an angle of 94 deg. 45 min. 00 sec. to the right and run along said Highway R/W a distance of 225.63 feet; thence turn an angle of 85 deg. 08 min. 45 sec. to the right and run a distance of 134.92 feet to the point of beginning. Situated in the N1/2 of the NE1/4, Sec. 28, Township 20 South, Range 3 West, Huntsville Meridian, subject to easements of record, and containing 1.40 acres

Subject to easement for road purposes across the Southern portion of said property as previously granted.

SOURCE OF TITLE: Instrument No. 20200513000190 220

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Residential purposes only, containing a minimum of 2,000 square feet of floor space, and no residence or outbuilding shall be located closer than 60 feet from the center line of the road or street providing access to said property.
3. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

4. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

This corrective deed is given to correct the legal descriptions for the PERSONAL RESIDENCE and MCQUEEN DRIVE contained in that certain Personal Representatives' Deed dated December 19, 2019 and recorded in the Probate Office of Shelby County, Alabama as Instrument No. 20200512000187260.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

The above properties do not constitute the homestead of the Grantor.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 19th day of November, 2020.

Chris S. King

Chris S. King

I, the undersigned authority, a Notary Public in and for the County of Butler, State of Ohio, hereby certify that Chris S. King, a married man, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of November, 2020.

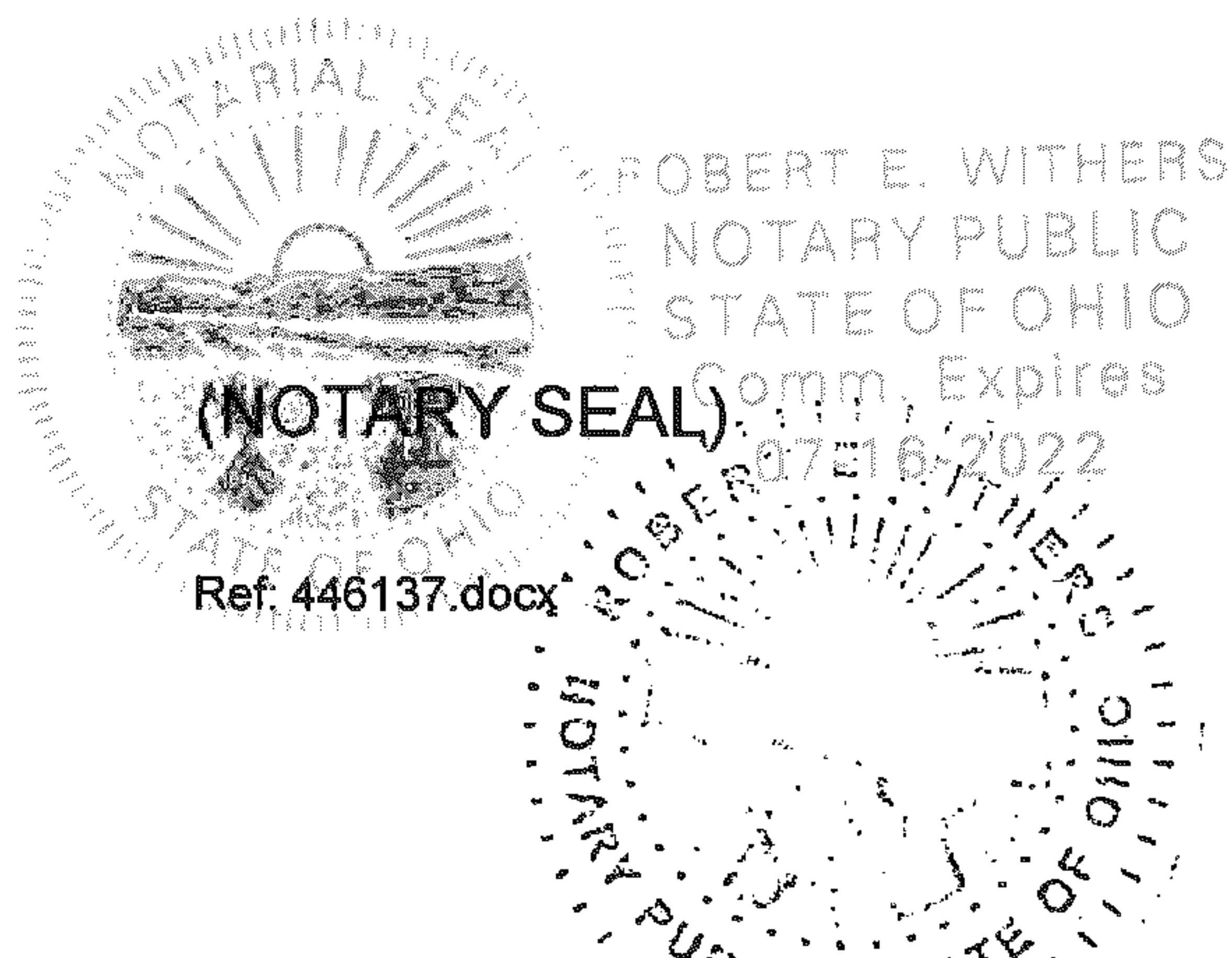
Robert E. Withers

Notary Public

Robert E. Withers

Printed Name

My Commission Expires: 16 11 2022



Real Estate Sales Validation Form

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

Grantor's Name Chris S. King
Mailing Address 6120 Stephenson Road
Oxford, OH 45056

Grantee's Name King Family Holdings, LLC
Mailing Address c/o Michael A. King
437 Hillside Avenue
Westfield, NJ 07090

20201218000582810 12/18/2020 02:07:27 PM CORDEED 4/4

Property Address 3438 Indian Lake Drive, Pelham;
1156 Willow Creek Court;
1212 McQueen Drive, Helena

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 85,600.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2020 02:07:27 PM
\$33.00 CHERRY
20201218000582810

Chris S. King

ONE-FIFTH (1/5)

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 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 December 3, 2020

Print Chris S. King

☒ Unattested

Sign

Chris S. King

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1