



20211130000569940 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/30/2021 10:21:46 AM FILED/CERT

This instrument was prepared without
benefit of title evidence or survey by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Zachary T. Ingram
55 Cupids Lane
Chelsea, AL 35043

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS. That in consideration of **Three Hundred Thousand and No/00 Dollars (\$300,000.00)** to the undersigned grantor (whether one or more). in hand paid by grantee herein. the receipt whereof is acknowledged. the undersigned **CHELSEA RENTALS LLC, an Alabama limited liability company (herein referred to as grantor, whether one or more)** does grant. bargain. sell and convey unto. **Zachary T. Ingram, (herein referred to as grantee, whether one or more)**, all of its right. title, and interest the following described real estate. situated in Shelby County. Alabama. described as follows:

See attached "EXHIBIT A"

This deed is being executed and recorded to correct the legal description as described in deed recorded in Instrument #20210302000104990 in the Probate Office of Shelby County. Alabama.

TO HAVE AND TO HOLD to the said grantee. his. her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors. and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever. against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of Nov., 2021.

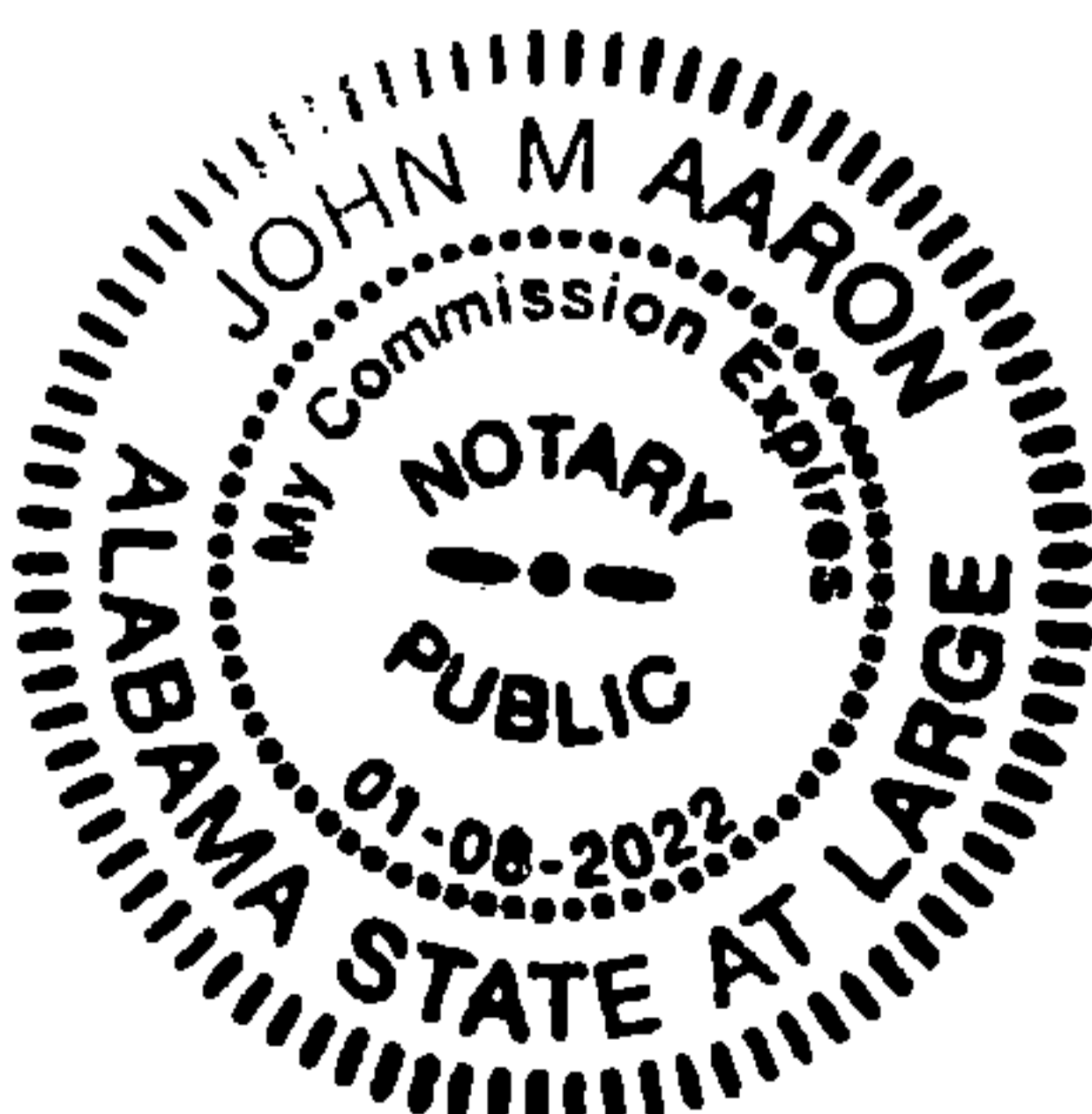
Chelsea Rentals LLC
By: Harold D. Griffin
Its: Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold D. Griffin, in his capacity as the managing member of Chelsea Rentals, LLC, an Alabama limited liability company, 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 as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Nov., 2021.

Notary Public
My Commission Expires: 1/8/22





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"EXHIBIT A"

PARCEL II:

A parcel of land in the SW 1/4 of the NW/4 and the NW 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, described as that part of Section 28 lying North of Shelby County Highway #11 and south of the Seaboard Coast Line Railroad and south of Alabama Highway #38; being more particularly described as follows: Commence at the Northwest corner of said Section 28, Thence run south along the west section line 2663.72 to the centerline of said railroad 100 foot right-of-way and the point of beginning; Thence run northeasterly along the centerline of said railroad right-of-way the following described bearings and distances: From last course turn left 102 degrees 54 minutes 15 seconds a distance of 427.42 feet, thence turn left 00 degrees 51 minutes 59 seconds a distance of 110.33 feet, thence turn left 02 degrees 40 minutes 43 seconds a distance of 112.18 feet, thence turn left 02 degrees 56 minutes 11 seconds a distance of 112.08 feet, thence turn left 03 degrees 32 minutes 53 seconds a distance of 60.00 feet, thence turn left 01 degree 12 minutes 30 seconds a distance of 56.00 feet, thence turn left 02 degrees 27 minutes 02 seconds a distance of 119.03 feet, thence turn left 03 degrees 15 minutes 58 seconds a distance of 44.84 feet to a point on the southerly right-of-way of said highway 38, thence turn right 45 degrees 57 minutes 11 seconds and run westerly along said highway right-of-way 288.24 feet to the point of a counterclockwise curve having a central angle of 05 degrees 36 minutes 37 seconds and a radius of 1313.24 feet, thence run along the arc of said curve 128.59 feet to the intersection of the westerly right-of-way of Shelby County Highway #11, thence turn right 71 degrees 52 minutes 38 seconds from tangent of said curve and run south along said right-of-way 106.97 feet to the point of a clockwise curve having a central angle of 66 degrees 37 minutes and a radius of 729.09 to the point of tangent, thence run along the arc of said curve 847.70 feet to the point of tangent, thence run tangent to said curve 272.10 feet to the point of a counterclockwise curve having a central angle of 13 degrees 35 minutes 04 seconds and a radius of 1949.80 feet, thence run along the arc of said curve 462.28 feet to a point on the west line of said section 28, thence turn right 102 degrees 54 minutes 14 seconds from tangent of said curve and run north along said section line 380.52 feet to the point of beginning. Less and except that part lying within the right-of-way of said railroad.

Situated in Shelby County, Alabama. According to the survey of Amos Cory R.L.S. #10550, dated May 8, 1987.

LESS AND EXCEPT:

That certain property conveyed by Chelsea Rentals, LLC, to PKB Management LLC by that certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20171103000401130 and dated October 31, 2017, which is more particularly described as, to-wit:

Commence at the Northwest corner of Section 28, Township 19 South, Range 1 West of Shelby County, Alabama and run South 02 degrees 45 minutes 44 seconds West a distance of 2,663.72 feet; thence run North 86 degrees 35 minutes 17 seconds East a distance of 597.89 feet to a point on the South right of way of CSX Railroad, said point being the point of beginning; thence run South 00 degrees 05 minutes 36 seconds East a distance of 426.07 feet to a point on the North right of way on County Highway No. 11; thence South 86 degrees 14 minutes 41 seconds East along said right of way a distance of 123.89 feet to the P.C. of a curve to the left having a central angle of 64 degrees 26 minutes 23 seconds, a radius of 740.19 feet an arc distance of 832.48 feet to the P.T. of a said curve; thence North 04 degrees 43 minutes 12 seconds West along said right of way a distance of 101.70 feet to a point on the South right of way of County Highway No. 38, said point being in a curve to the right having a central angle of 06 degrees 40 minutes 43 seconds, a radius of 1,109.77 feet, an arc distance of 129.36 feet to the P.T.; thence North 68 degrees 54 minutes 30 seconds West along said right of way a distance of 221.24 feet to a point on the South right of way of CSX Railroad, said point being in a curve to the right, having a central angle of 14 degrees 55 minutes 55 seconds, a radius of 1,950.93 feet, an arc distance of 508.43 feet to the point of beginning.

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, Sect

Grantor's Name Chelsea Rentals LLC
Mailing Address 134 Minor Dr.
Chelsea, AL 35043

Grantee's Name Zachary T. Ingram
Mailing Address 55 Cupids Lane
Chelsea, AL 35043

Property Address _____
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ 300,000.00
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 - Corrective Warranty Deed

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 11/30/2021

Print Joshua D. Arnold

Sign [Signature]

☒ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1