


This instrument was prepared without benefit of title evidence or survey by:  
**J. Clay Maddox**  
**Fuller Hampton LLC**  
**Attorneys at Law**  
**409 Lay Dam Road**  
**Clanton, AL 35045**

Send Tax Notice to:  
**Shane Jones Enterprises, LLC**  
**166 Salters Path**  
**Montevallo, AL 35115**

  
20220322000116920 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/22/2022 11:37:32 AM FILED/CERT

**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 **THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM, an Alabama corporation (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **SHANE JONES ENTERPRISES, LLC, an Alabama limited liability company, (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 #20210407000174870 in the Probate Office of Shelby County, Alabama.

**NOTE: \$300,000.00 of the Purchase Price was obtained by a Corrective Purchase Money Mortgage filed simultaneously herewith.**

**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 17 day of March, 2022

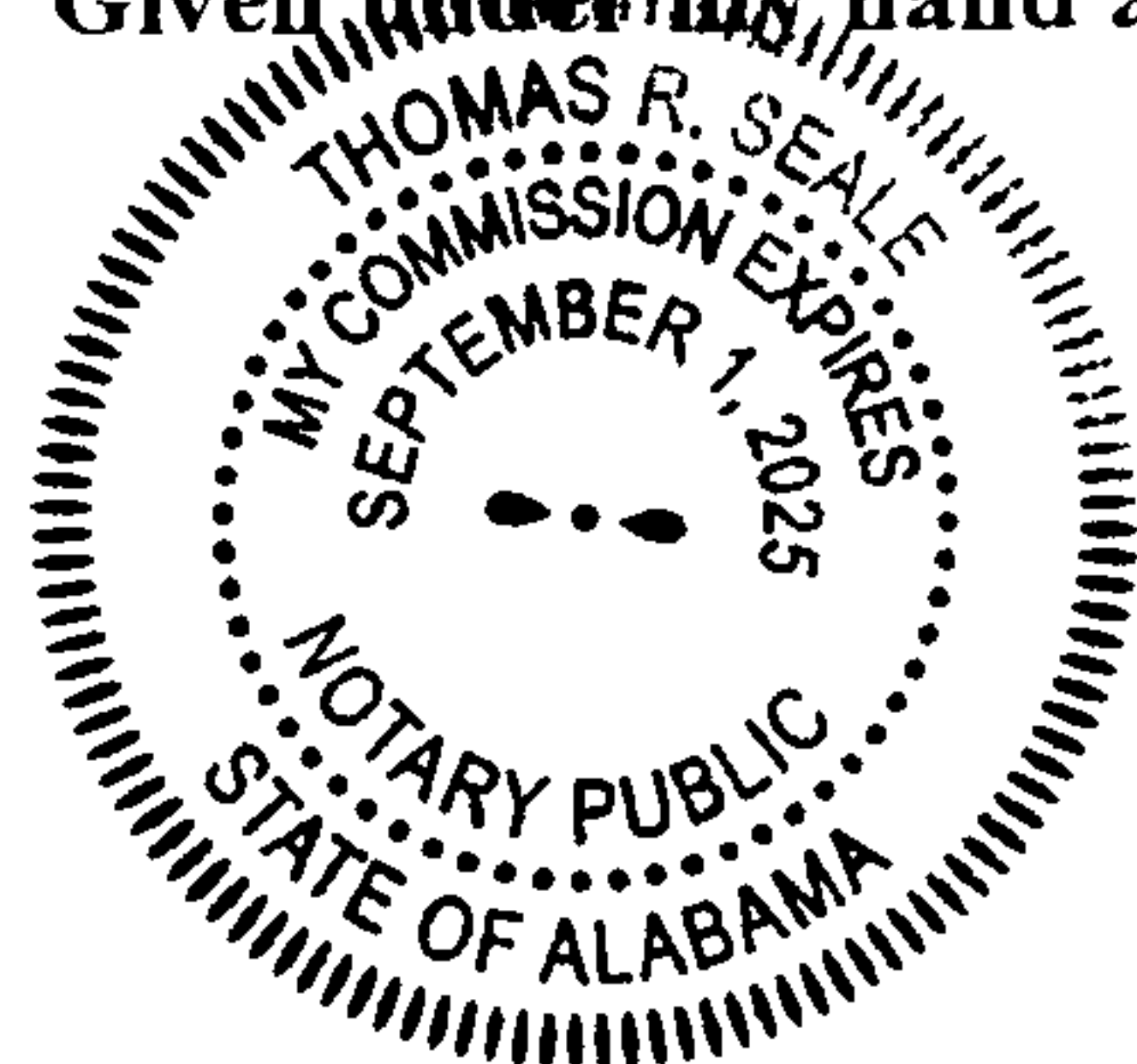
  
Commercial Development Authority of the  
City of Pelham  
By: Darius Foster  
Its: Chairman

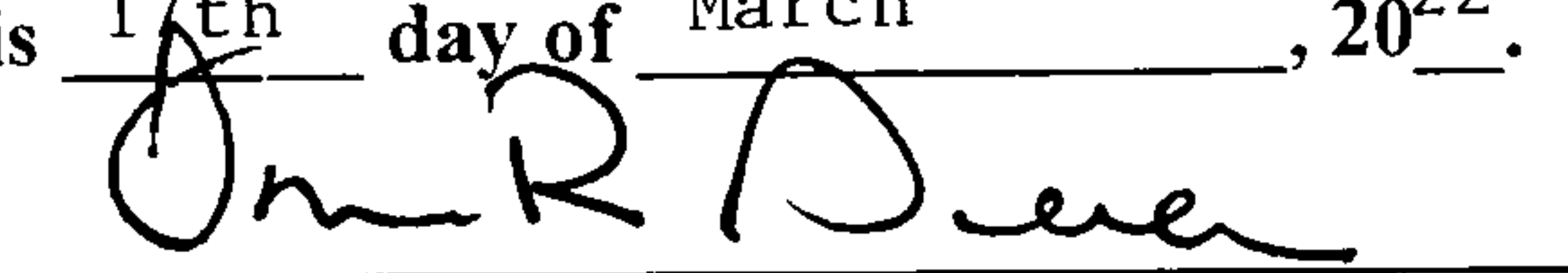
STATE OF ALABAMA  
SHELBY COUNTY

Darius Foster

**I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ~~BECKY BEALE~~, in her capacity as the President of the Commercial Development Authority of the City of Pelham, an Alabama corporation, 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 she 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 17<sup>th</sup> day of March, 2022.



  
Notary Public  
My Commission Expires: 9/1/2025



20220322000116920 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
03/22/2022 11:37:32 AM FILED/CERT

### **EXHIBIT A**

A parcel of land located in the Southwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being a portion of Lot 5A of "A Resurvey of Lots 4, 5, & 6, Block 2 of Pelham Estates and Acreage" as recorded in Map Book 52, Page 17 in the Office of the Judge of Probate, Shelby County, Alabama.

More particularly described as follows:

Commence at a 5/8 inch rebar located at the Northeast corner of Lot 5A of "A Resurvey of Lots 4, 5, & 6, Block 2 of Pelham Estates and Acreage" as recorded in Map Book 52, Page 17 in the Office of the Judge of Probate, Shelby County, Alabama; thence run N 74 degrees 29 minutes 45 seconds W along the Northerly boundary of said Lot 5A a distance of 401.60' to a 2 inch Pipe and Point of Beginning; thence run N 88 degrees 32 minutes 16 seconds W along said Northerly boundary a distance of 283.11' to the Northwest corner of said Lot 5A, said corner being on the Easterly right of Way of Pelham Parkway (200' Right of Way); thence run S 11 degrees 05 minutes 26 seconds E along said Easterly Right of Way and Westerly boundary of said Lot 5A a distance of 304.71' to a 1 inch open Pipe; thence run N 70 degrees 03 minutes 10 seconds E a distance of 232.96'; thence run N 01 degrees 27 minutes 44 seconds E a distance of 212.39' to the point of beginning.

Containing 1.5 Acres, more or less

**NOTE:** This property is that same said property delineated as LOT 5A-2 in the Resurvey of Lot 5A of a Resurvey of Lots 4, 5, & 6, Block 2 of Pelham Estates and Acreage Map Book 52, Page 17 dated November 30, 2021 and surveyed by George V. Shell, Jr., a copy of which is attached hereto as **Exhibit B** and incorporated by reference as if fully set out herein.





# Real Estate Sales Validation Form

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

Grantor's Name	Commercial Development Authority of the City of Pelham	Grantee's Name	Shane Jones Enterprises, LLC
Mailing Address	<del>PO Box 1419 3162 Pelham Parkway</del> Pelham, AL 35124	Mailing Address	166 Salters Path Montevallo, AL 35115
Property Address	3079 Pelham Parkway Pelham, AL 35124	Date of Sale	
		Total Purchase Price	\$ 300,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

20220322000116920 4/4 \$32.00  
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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 03-22-2022

☒ Unattested

(verified by)

Print Joshua D. Arnold

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1