

Originally recorded as Instrument # 20090527000200300
 Correction Needed: POA acknowledgment and signing was incorrect

20220606000227140
 FILE NO: V09-011 06/06/2022 03:42:18 PM Send Tax Notice To: Trennedy T. Thomas
 STATE OF ALABAMA CORDEED 1/2 1028 Meriweather Court
 JEFFERSON COUNTY) Calera, AL 35040
) **CORRECTIVE WARRANTY DEED**
)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FIVE-HUNDRED DOLLARS AND 00/100 (\$500.00)** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **BILLY RAY BABER, A MARRIED MAN** (hereinafter referred to as GRANTOR, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the **GRANTEE, TRENNEDY T. THOMAS, A SINGLE MAN** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **SHELBY, State of Alabama**, to-wit:

Lot 92, According to the Final Plat of Meriweather, Sector 3, as recorded in Map Book 26, Page 103, in the Probate Office of Shelby County, Alabama.

*** Billy Ray Baber is AKA Ray Baber, the same Ray Baber**
***This address is not the homestead of the seller.**

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, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS 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 GRANTORS 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.

IN WITNESS WHEREOF, said GRANTOR'S has hereunto set his hands and seals this the 31 day of May 2022.

Billy Ray Baber
BILLY RAY BABER

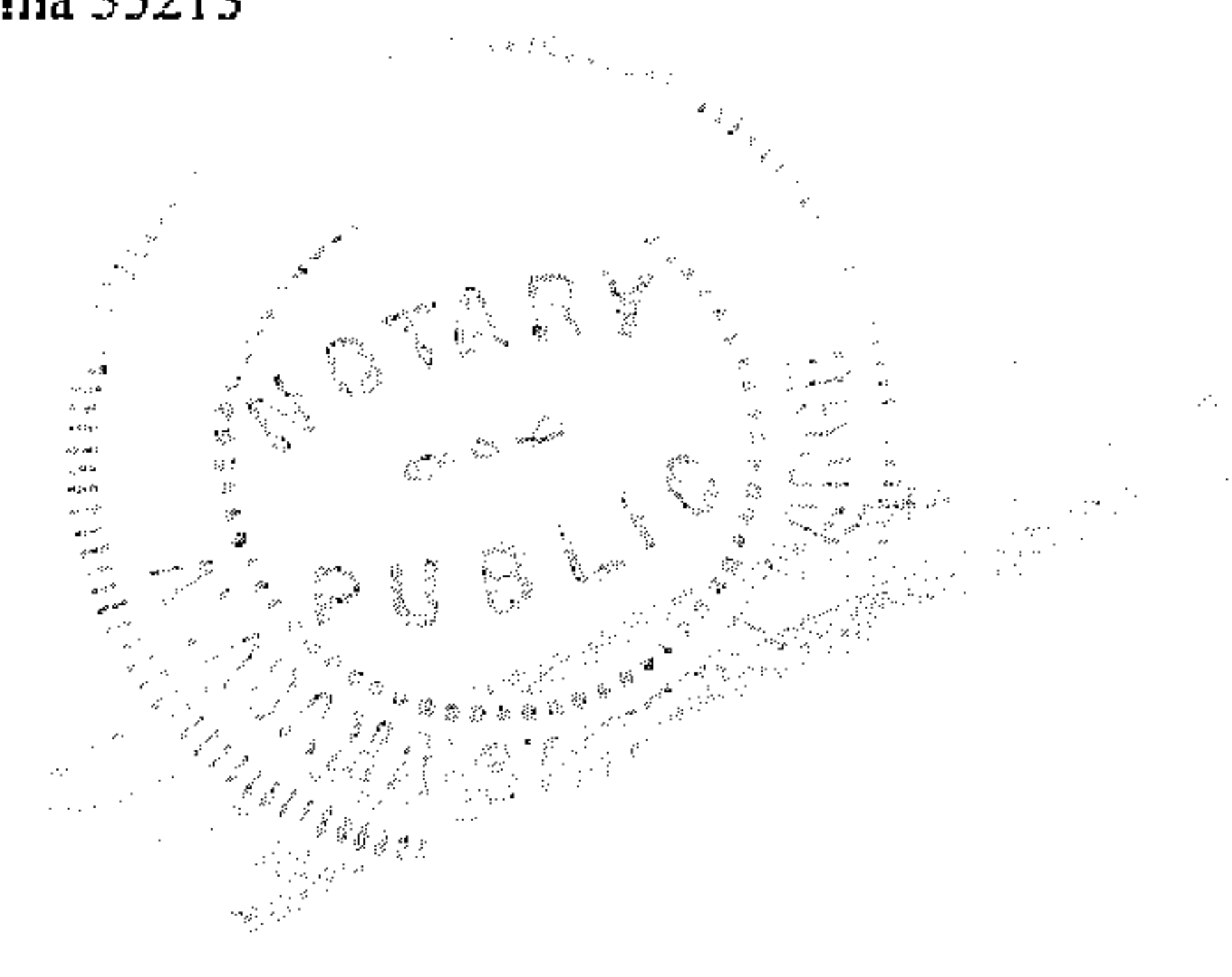
STATE OF ALABAMA)
)
 COUNTY OF HOUSTON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Billy Ray Baber whose name is signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this, the 31st day of May 2022.

Marissa Jones
NOTARY PUBLIC
 My Commission Expires: 05-01-25

THIS INSTRUMENT PREPARED BY:
 Brian M. Cloud, Esq.
 Cloud Willis & Ellis, LLC
 3928 Montclair Road Suite 227
 Birmingham, Alabama 35213
 205-322-6060



Real Estate Sales Validation Form

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

Grantor's Name BILLY RAY BABER
Mailing Address 1028 MERIWEATHER COURT
CALERA, AL 35040

Grantee's Name TRENEDY T. THOMAS
Mailing Address 1028 MERIWEATHER COURT
CALERA, AL 35040

Property Address 1028 MERIWEATHER COURT
CALERA, AL 35040

Date of Sale 05/18/2009
Total Purchase Price \$ 118400

or
Actual Value \$

20220606000227140 06/06/2022 03:42:18 PM CORDEED 2/2 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 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 06/02/2022

Print Kimona Tolbert

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2022 03:42:18 PM
\$26.00 CHERRY
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