

This instrument was prepared by:
David P. Condon
David P. Condon, P.C.
100 Union Hill Drive Ste. 200
Birmingham, AL 35209

Send tax notice to:
Theodore H. Turner, Jr.
1038 Highland Village Trail
Birmingham, AL 35242

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 Dollars (\$290,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged,

Laurie Elaine Fowler, a married person, Rita Marie Armstrong Spain, a married person, and Susan Lea Armstrong, an unmarried person

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Theodore H. Turner, Jr. and Patricia S. Turner

(hereinafter referred to as "Grantees") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1, according to the map of Armstrong Estates, as recorded in Map Book 40, Page 126, in the Probate Office of Shelby County, Alabama.

Being one and the same as Lot 1 shown on the boundary survey prepared by Ray & Gilliard, P.C., drawn by CMR, dated June 29, 2023, File: Armstrong Estates.

Subject to: (1) 2023 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

This corrective deed is being executed to correct the legal description executed on June 22, 2023 and recorded on July 12, 2023 in Instrument No. 20230712000207680 in the Shelby County, Alabama Probate Office.

The above described property does not constitute the homestead of Laurie Elaine Fowler or Rita Marie Armstrong Spain or their spouses.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event

one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set out hands and seals, on this 25 day of August, 2023.

Laurie Elaine Fowler (Seal)
Laurie Elaine Fowler

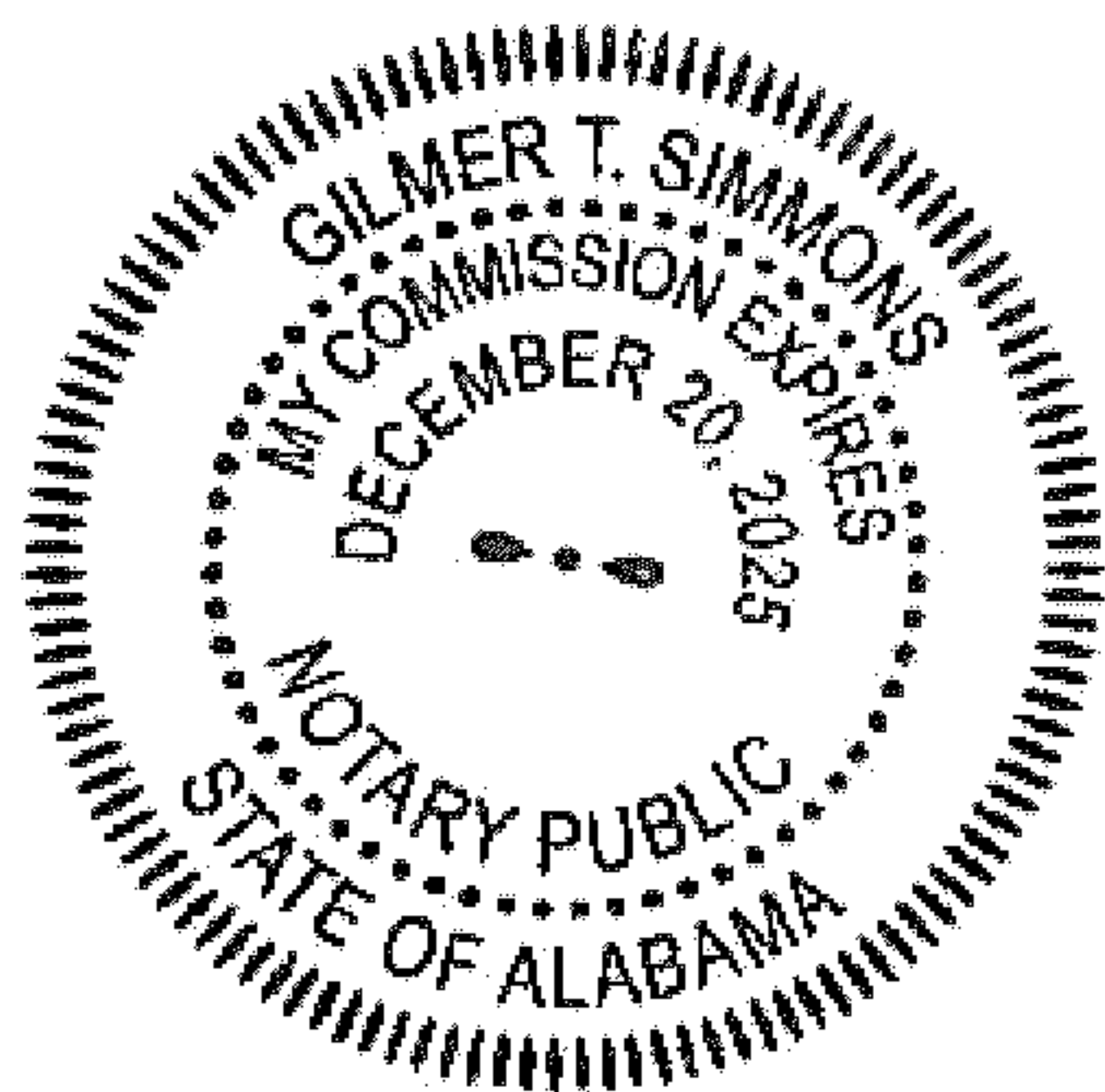
Rita Marie Armstrong Spain (Seal)
Rita Marie Armstrong Spain

Susan Lea Armstrong (Seal)
Susan Lea Armstrong

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Laurie Elaine Fowler, Rita Marie Armstrong Spain, and Susan Lea Armstrong**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 25th day of August, 2023.



Gilmer T. Simmons
Notary Public:
My Commission Expires: 12/20/2025

REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Laurie Elaine Fowler**Date of Sale: **June 22nd, 2023**Grantor Name: **Rita Marie Armstrong Spain**Mailing Address: **1389 Dunnavant Valley Road
Birmingham, Alabama, 35242**Total Purchase Price: **\$290,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **1389 Dunnavant Valley Road
Birmingham, Alabama, 35242**Grantee Name: **Theodore H. Turner, Jr.**Grantee Name: **Patricia S. Turner**Mailing Address: **1038 Highland Village Trail
Birmingham, AL, 35242**

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 – RECORDING CORRECTIVE DEED☒ 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 Section 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 Section 40-22-1 (h).Date: **August 25, 2023**Print: Gilmer T. Simon☐ UnattestedSign: [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

08/30/2023 12:20:08 PM

\$30.00 JOANN

20230830000262120

Alvin S. Bevil