

****THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THE DEED RECORDED IN INSTRUMENT NO. 20230608000172870 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY ALABAMA.****

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

20240122000016190
01/22/2024 01:14:52 PM Send Tax Notice to:
CORDEED 1/3 Lovelady Properties, Limited
 Liability Company
 3347 Pelham Parkway
 Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY



CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Kenneth Dale Oneal and Holley L. Oneal, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Lovelady Properties, Limited Liability Company**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the Southwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed East along the South boundary of said quarter-quarter section for a distance of 540.41 feet to a 1/2" open top pipe in place, said point being the point of beginning. From this beginning point proceed North 15° 26' 28" West for a distance of 22.48 feet to a 5/8" rebar in place; thence proceed South 89° 26' 36" East for a distance of 19.04 feet to a 1/2" rebar in place; thence proceed North 13° 26' 07" West for a distance of 346.65 feet to a 1/2" rebar in place; thence proceed South 86° 41' 54" East for a distance of 236.71 feet to a 1/2" rebar in place being located on the Westerly right-of-way of Alabama Highway 119; thence proceed Southeasterly along the Westerly right-of-way of said highway and along the curvature of a concave curve right having an arc distance of 54.56 feet and a radius of 2221.90 feet for a chord bearing and distance of South 16° 22' 28" East, 54.56 feet to a concrete monument in place; thence proceed North 74° 58' 16" East along said right-of-way for a distance of 29.92 feet to a 1/2" rebar in place; thence proceed Southeasterly along the Westerly right-of-way of said Alabama Highway 119 and along the curvature of a concave curve right having an arc distance of 322.80 feet and a radius of 2251.90 feet for a chord bearing and distance of South 12° 20' 41" East, 322.53 feet to a capped rebar in place, said point being located on the South boundary of said quarter-quarter section; thence proceed North 87° 01' 34" West along the South boundary of said quarter-quarter section for a distance of 282.44 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southeast one-fourth of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama and contains 2.27 acres.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR 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 GRANTOR 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 has hereunto set his/her/their hand(s) and seal(s) this the 22nd day of January, 2024.

Kenneth Dale O'Neal
Kenneth Dale Oneal

Holley L. Oneal
Holley L. Oneal

STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kenneth Dale Oneal** and **Holley L. Oneal**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of

January, 2024.
Christopher Owens
Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

Real Estate Sales Validation Form

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

Grantor's Name Kenneth Dale Oneal and Holley L. Oneal

Grantee's Name Lovelady Properties, Limited Liability Company

Mailing Address 6451 HWY 119
Montevallo, Al 35115

Mailing Address 3347 Pelham Parkway
Pelham, AL 35124

Property Address 6451 HWY 119
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$10.00

Or
Actual Value \$ _____

Or
Assessor's Market Value \$ 209,570.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2024 01:14:52 PM
\$29.00 PAYGE
20240122000016190

Allen S. Byrd

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

Appraisal
 Other: No Tax Due - Deed being recorded to correct legal description of previous 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 § 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: January 22, 2024

Print: Justin Smitherman

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

Unattested (verified by)