

This instrument prepared by:  
Anthony D. Snable, Attorney  
Snable, Chaney & Snable, LLC  
2112 11<sup>th</sup> Avenue South  
Suite 528  
Birmingham, AL 35205

Send Tax Notices to:  
Ralph Harris  
Eleanor Harris  
1819 Lemon Mint Circle  
Birmingham, AL 35244

**CORRECTIVE WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY )

That in consideration of Two Hundred Eighty Two Thousand and no/100 Dollars (\$282,000.00 to the undersigned Grantor(s), Kim M. Sharp, an unmarried woman, (herein referred to as Grantor(s)) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant, bargain, sell and convey unto the said Ralph Harris and Eleanor Harris, (herein referred to as Grantee(s)) as joint tenants with rights of survivorship, and upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14-A, according to a Resurvey of Lots 1,9,10 and 12-17 of the Highlands at Riverchase, said Resurvey recorded in Map Book 23, Page 51, in the Office of the Probate Judge of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year, 2013.
2. Easements, restrictions, conditions and reservations of record, if any.

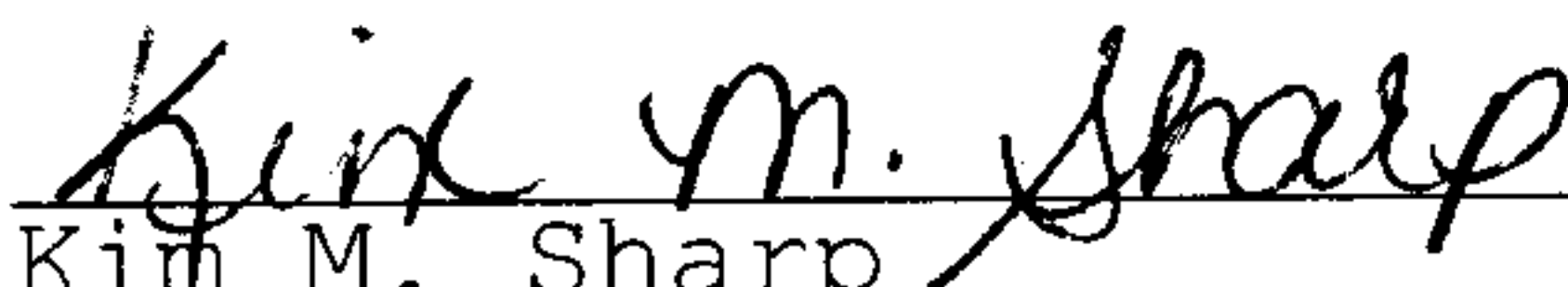
**This is a corrective deed and is given to correct error in the legal description of that certain deed recorded in Instrument #20130327000126390 in the Probate Office of Shelby County, Alabama:**

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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

survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 1st day of April, 2013.

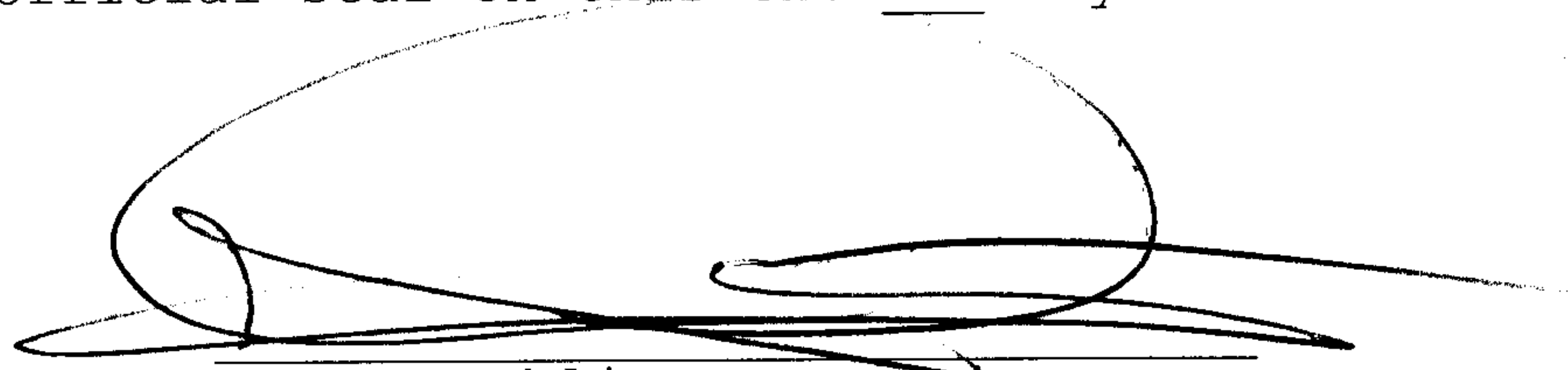
  
Kim M. Sharp

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kim M. Sharp, an unmarried woman 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 conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 1st day of April, 2013.

  
Notary Public

My Commission Expires: 11-10-15



20130401000132340 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/01/2013 10:16:48 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name KIM M. SHARP  
Mailing Address 1819 LEMON MINT CIRCLE  
BIRMINGHAM, AL 35244

Grantee's Name RALPH HARRIS AND  
ELEANOR HARRIS  
Mailing Address 1819 LEMON MINT CIRCLE  
BIRMINGHAM, AL 35244

Property Address 1819 LEMON MINT CIRCLE  
BIRMINGHAM, AL 35244

Date of Sale 3/25/13  
Total Purchase Price \$ 282,000.00

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

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 4/1/13

Print KIM M. SHARP

Unattested

Sign

(verified by)  
ANTHONY D. SNABLE, ATTORNEY

(Grantor/Grantee/Owner/Agent) circle one



20130401000132340 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/01/2013 10:16:48 AM FILED/CERT

Form RT-1