

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Bryan Robinson
185 Sunrise Circle
Wilsonville, OR 97146

CORRECTIVE
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE AND NO/00 DOLLARS (\$1.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Fred A. Walker, a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Bryan Robinson and Teri Robinson (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTIO

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2013.
- 2. Easements, restrictions, rights of way, and permits of record.
- 3.


The other grantor in Instrument No. 20080701000268110, Bettye J. Walker, is deceased, having died on the _____ day of 14 Dec 2009.

The purpose of this deed is to add the mobile home description.

TO HAVE AND TO HOLD Unto the said **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 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 15th day of October, 2013.

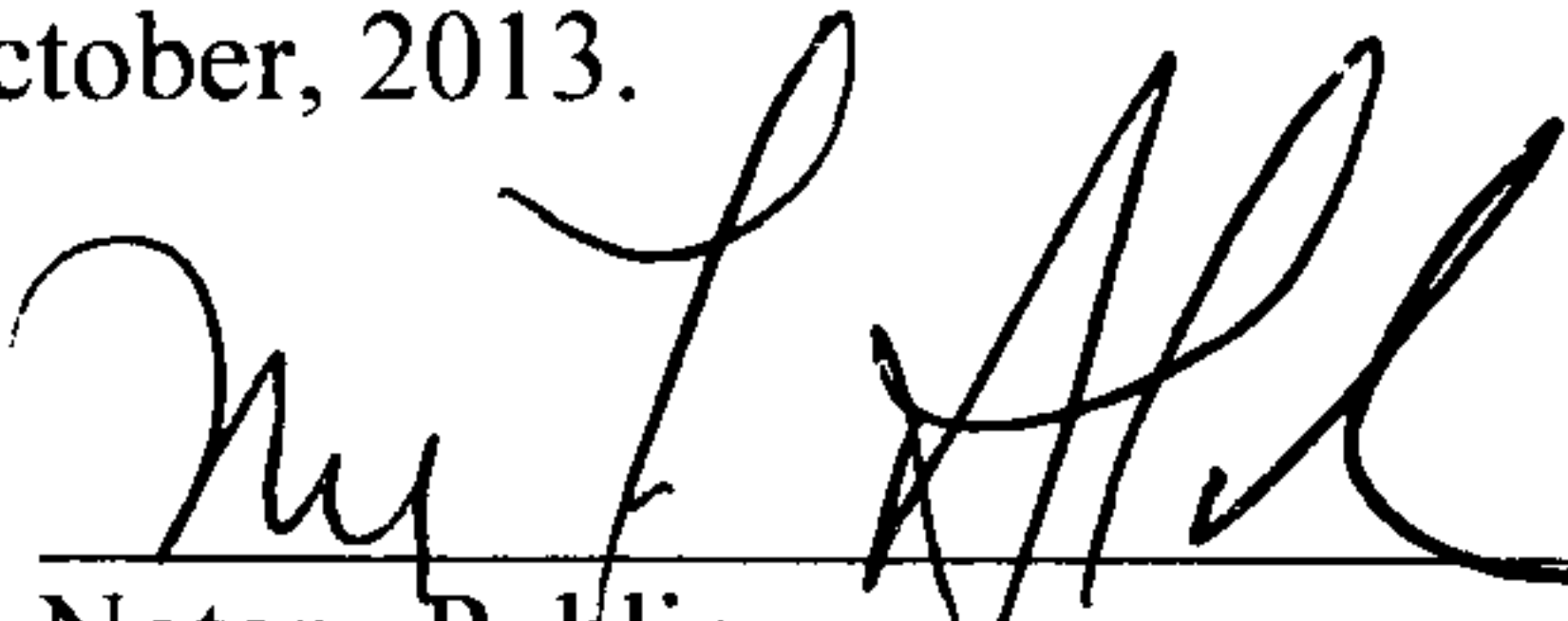

Fred A. Walker

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Fred A. Walker**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October, 2013.


20131024000420560 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/24/2013 11:18:20 AM FILED/CERT


Notary Public
My Commission Expires: 10-4-16

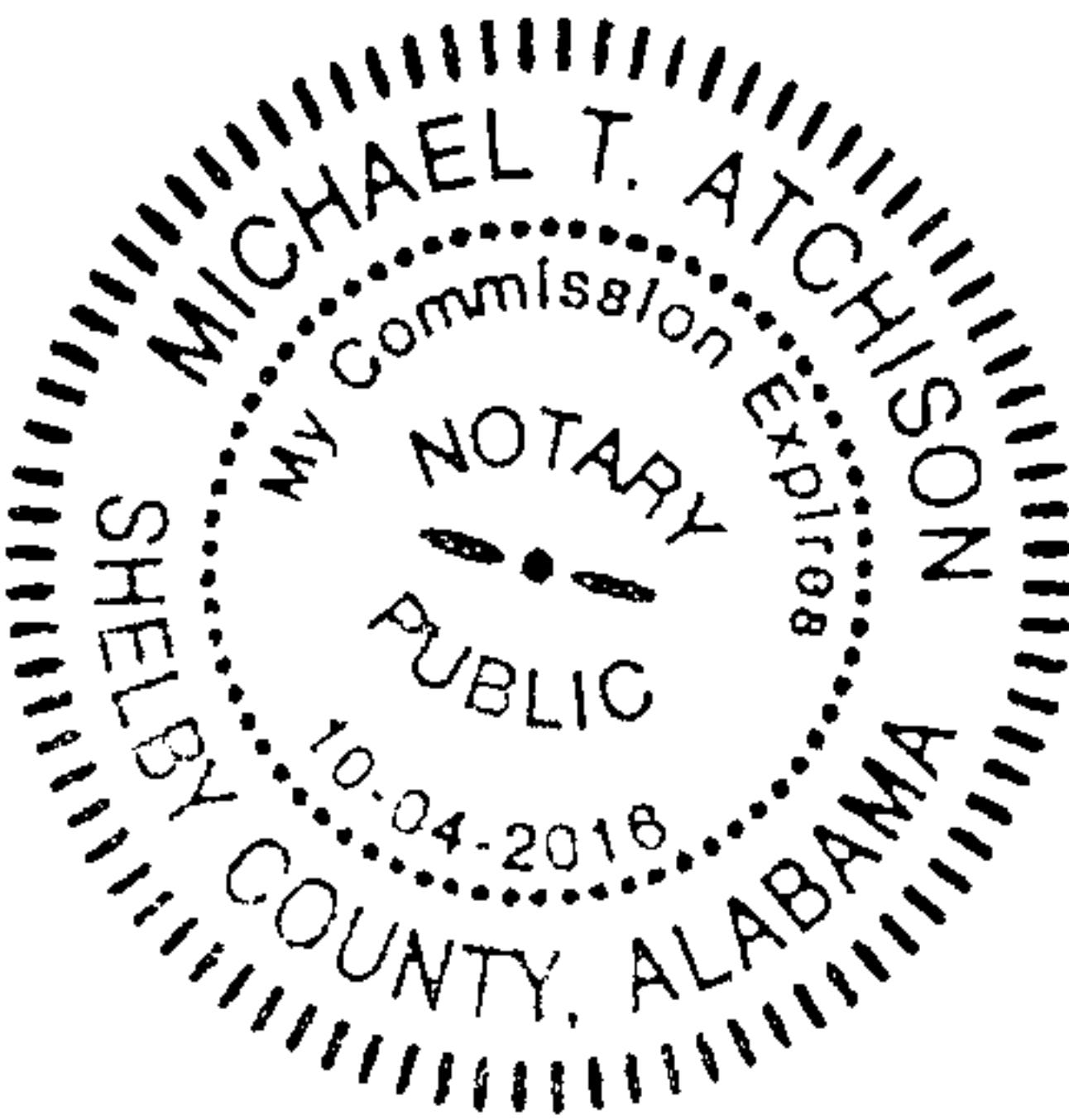
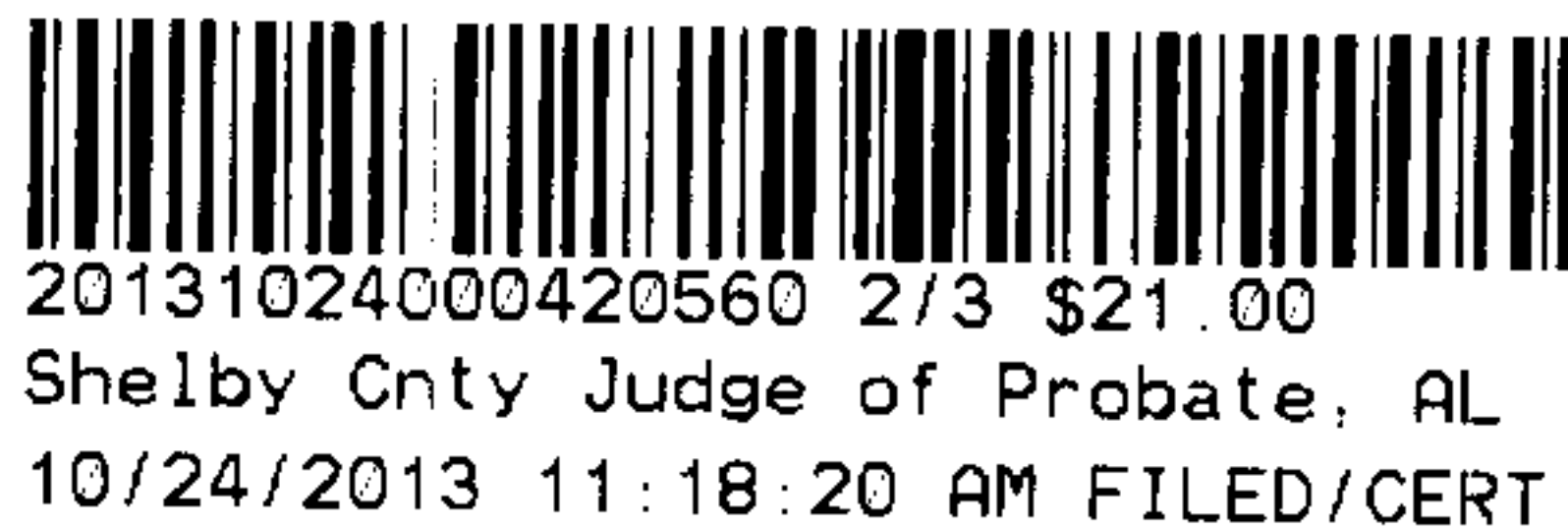


EXHIBIT A
LEGAL DESCRIPTION

A parcel of land in the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the point of intersection of the West line of Sunrise Circle, a dedicated street within Sunrise Cove Subdivision recorded in Map Book 5, Page 31, in the Probate Office of Shelby County and the North line of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama, and run South along the West line a distance of 213 feet, more or less, to the North line of the Maggie Otis Dennis property described in Deed Book 352, Page 527, in the Probate Office of Shelby County, Alabama; thence turn right and run Westerly along the North line of said Dennis property to the Northwest corner thereof a distance of 368 feet; thence turn right and run North a distance of 77 feet, more or less, to the North line of said Section 13; thence turn right and run East along the North line of said Section 13, a distance of 417 feet, more or less to the point of beginning.

Also conveyed herein is a 2001 mobile home, (*make*) Indies, VIN #'s AL2872I012707A and AL2872I012707B



Real Estate Sales Validation Form

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

Grantor's Name Fred A. Walker
Mailing Address 571 Wallace Dr
Shelby AL 35147

Grantee's Name Bryan Robinson
Mailing Address 185 Sunrise Circle
Wilsmville AL 35186

Property Address 185 Sunrise Circle
Wilsmville AL 35186

Date of Sale 10-15-13
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

Conveyance

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 recording.

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 evidence 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 estimated 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 10-15-13

☐ Unattested
(verified by)

Print M. K. T. Pritchard
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one