

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Phyllis Tseng Pickle
613 10th Avenue S.W.
Alabaster, AL 36807



20131211000477420 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/11/2013 01:32:14 PM FILED/CERT

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ten Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **George Pickle and wife, Phyllis Tseng Pickle** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Phyllis Tseng Pickle** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS DEED IS GIVEN TO REFLECT THE MARITAL STATUS OF THE GRANTORS, AND TO CORRECT THE ACKNOWLEDGEMENT IN THAT CERTAIN DEED RECORDED IN INSTRUMENT # 20120319000093800, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 7th day of March, 2012.

* *George Pickle* (SEAL)
George Pickle

(SEAL)

(SEAL)

* *Phyllis Tseng Pickle* (SEAL)
Phyllis Tseng Pickle

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that George Pickle and Phyllis Tseng Pickle whose names are 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of November, 2013.

My commission expires: 5/24/2014

Shirley Deas
Notary Public

Exhibit A

Lot 92 of the Siluria Mills Subdivision, as recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Westerly boundary of Fallon Avenue and the Southerly boundary of 2nd Avenue; thence Northwesterly along said boundary of 2nd Avenue for 155 feet to the Point of Beginning; thence 90 degrees 25 minutes left and run Southwesterly for 107.60 feet; thence 81 degrees 56 minutes 44 seconds right and run Westerly for 44.43 feet; thence 23 degrees 47 minutes 43 seconds right and run Northwesterly for 36.38 feet; thence 15 degrees 57 minutes 27 seconds left and run Northwesterly for 8.93 feet; thence 90 degrees 11 minutes 23 seconds right and run Northeasterly for 104.63 feet to the Southerly boundary of 2nd Avenue; thence 90 degrees 26 minutes 37 seconds right and run Southeasterly along said boundary for 88.00 feet to the Point of Beginning.

Subject to:

1. Ad valorem taxes for the current tax year, which Grantee herein assume and agree to pay.
1. Easement/right of way to Alabama Power Company as recorded in Deed Book 180, Page 286; Deed Book 113, Page 366; Deed Book 189, Page 315; Deed Book 225, Page 273 and Deed Book 285, Page 508.
2. Easement/right of way to Alabaster Water and Gas Board as recorded in Deed Book 146, Page 211.
3. Agreement in regard to street lighting system with Alabama Power Company as set out in Deed Book 126, Page 1.
4. Mineral and Mining Rights.
5. Restriction as shown on recorded plat.
6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20100923000312430, in Probate Office of Shelby County, Alabama.

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Real Estate Sales Validation Form

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

Grantor's Name George & Phyllis Pickle Grantee's Name Phyllis Tseng Pickle
Mailing Address 1613 10th Ave SW Mailing Address 1613 10th Ave SW
Alabaster, AL 35007 Alabaster, AL 35007

Property Address 1613 10th Ave SW Date of Sale 7 Mch 2012
Alabaster, AL 35007 Total Purchase Price \$ 34,000.00
Or
Actual Value \$ _____
Or
Assessors 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 ☐ Appraisal
☐ Sales Contract ☒ Other 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 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 11-27-13

Unattested _____
(verified by)

Print Phyllis Tseng Pickle

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



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