

This Instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051



20140411000106080 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/11/2014 11:59:18 AM FILED/CERT

Send Tax Notice to:

Aaron and Wilma Davis

3825 County Hwy 57

Blountsville, AL 35031

**CORRECTIVE DEED**

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

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY ONE THOUSAND AND NO/00 DOLLARS (\$31,000.00)**, 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, **Jo Ellen Mudd, a managing member of the Joe Ellen Mudd Family L.P. (herein referred to as Grantor)** grant, bargain, sell and convey unto **Aaron Davis and Wilma Davis (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

*See attached Exhibit A for Legal Description.*

**SUBJECT TO:**

Ad valorem taxes due and payable October 1, 2014.

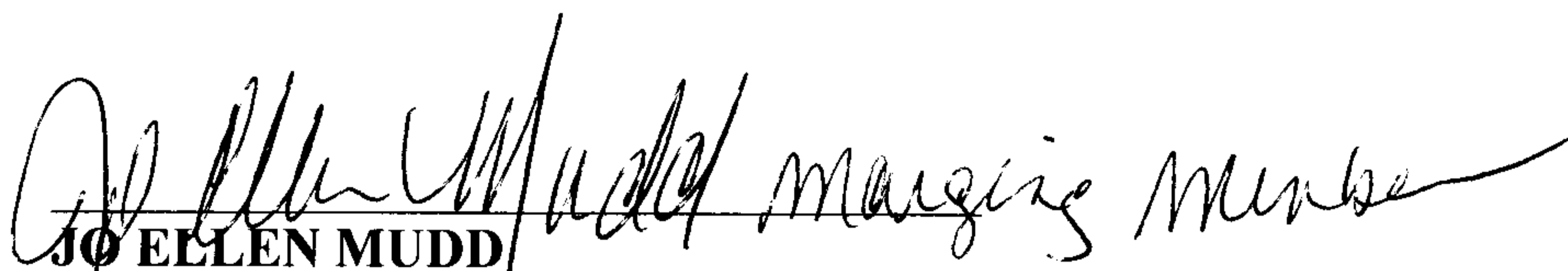
Easements, restrictions, rights of way, and permits of record.

**THIS DEED IS GIVEN TO CORRECT INSTRUMENT NO. 20140327000085950,  
PROBATE OFFICE SHELBY COUNTY ALABAMA**

**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 8<sup>th</sup> day of April, 2014

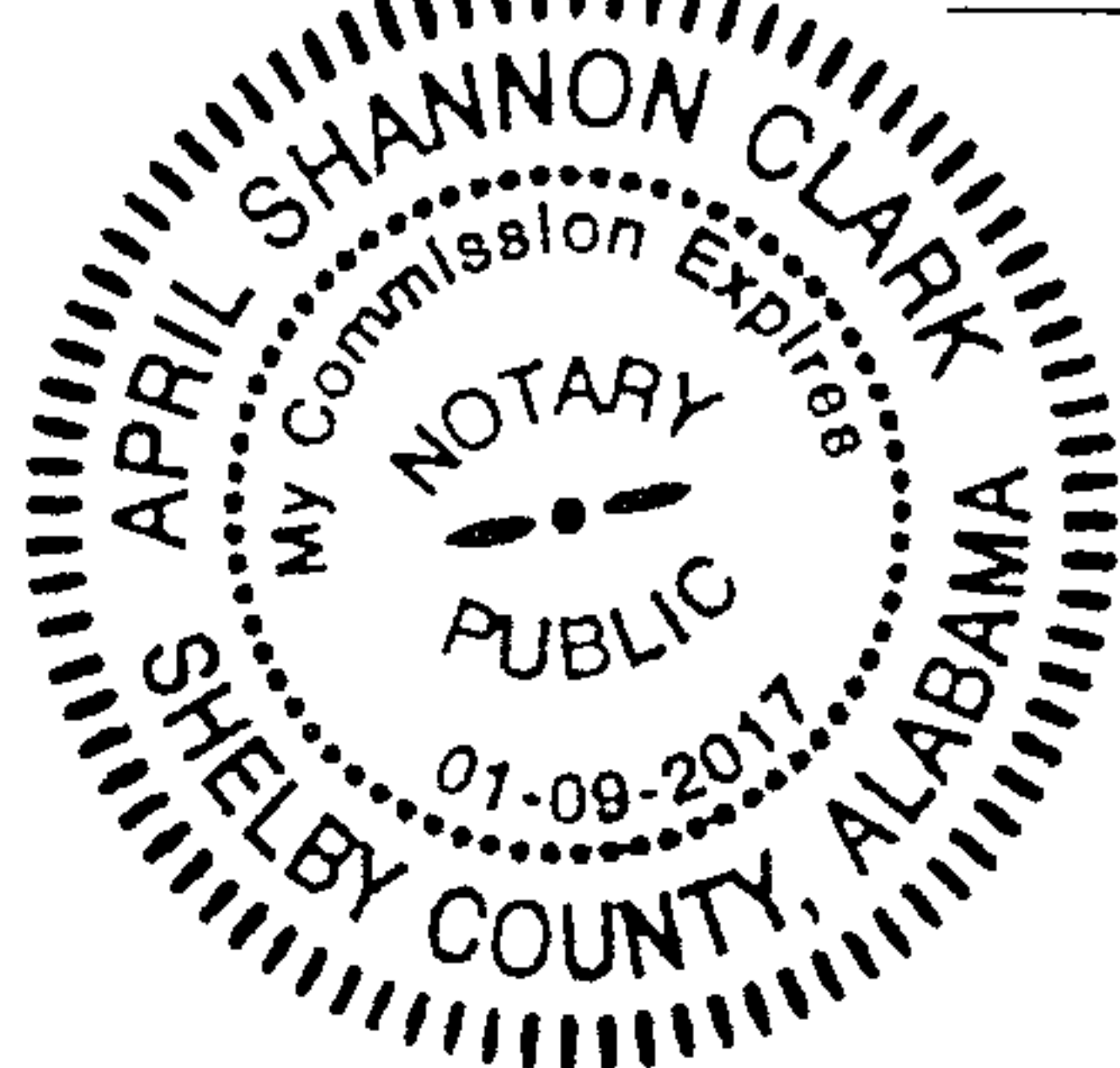
  
**JO ELLEN MUDD**  
Managing Member  
of the Jo Ellen Mudd Family L.P.

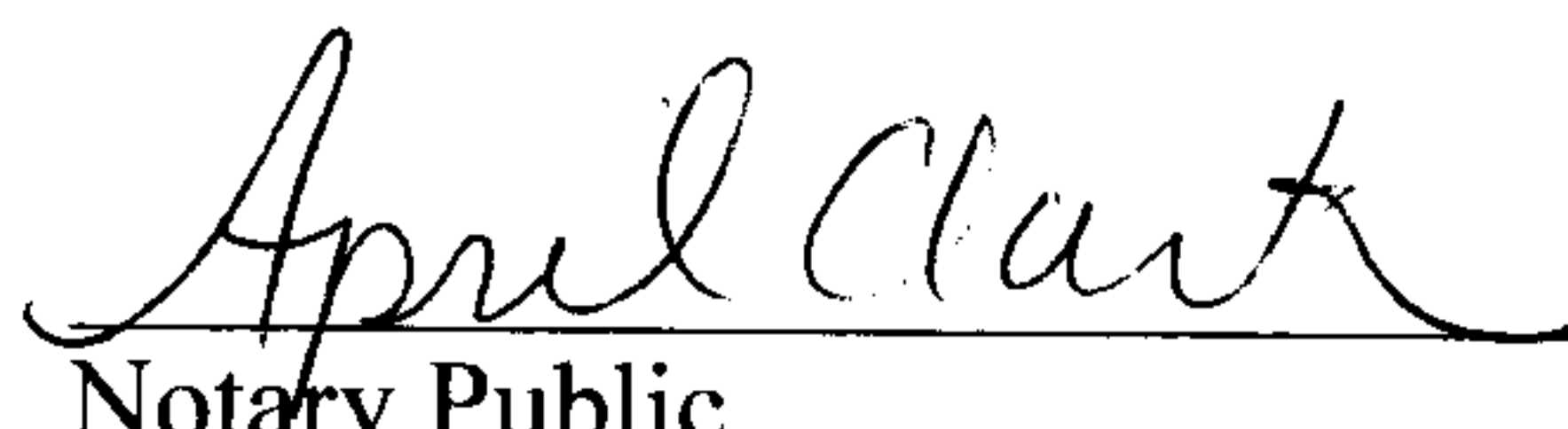
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jo Ellen Mudd, a managing member of the Jo Ellen Mudd Family L.P.**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of April, 2014.



  
Notary Public

My Commission Expires: 1-9-2017

### ***Exhibit A Legal Description***

A parcel of land situated in the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:


Commence at the NW corner of the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, thence S 89°59'13" E along the North line of said ¼ section a distance of 964.72', thence S 01°09'34" E a distance of 2218.95' to the Point of Beginning of said parcel, thence continue S 01°09'34" E a distance of 446.48', thence S 89°33'19" W a distance of 975.70', thence N 00°55'17" W a distance of 446.47', thence N 89°33'19" E a distance of 973.85' to the Point of Beginning.

Said parcel containing 10.0 acres, more or less

A 30' ingress, egress and utilities easement situated in the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NW ¼ of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, thence S 89°59'13" E along the North line of said ¼ section a distance of 964.72', thence S 01°09'34" a distance of 2218.95' to the Point of Beginning of said easement, thence continue S 01°09'34" E a distance of 446.48', thence S 89°33'19" W a distance of 30.00', thence N 01°09'34" W a distance of 446.48', thence N 89°33'19" E a distance of 30.00' to the Point of Beginning.

Grantor herein reserves an easement of ingress and egress across the above described caption lands.

  
20140411000106080 2/3 \$21.00  
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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 Jo Mudd  
Mailing Address P.O. Box 235  
Vincent AL  
35178

Grantee's Name Aaron Davis  
Mailing Address 2825 County Highway 57  
Blountsville AL 35031

Property Address Vacant Prop  
Vincent AL

Date of Sale 3-24-14  
Total Purchase Price \$31,000.00  
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  
☒ 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 3-24-14  
Unattested AC  
(verified by)

Print Jo Ellen Mudd  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

