


This instrument was prepared by:  
A. Eric Johnston, Esquire  
1200 Corporate Drive, Suite 107  
Birmingham, AL 35242

  
20140918000293670 1/2 \$17.00  
Shelby Cnty Judge of Probate: AL  
09/18/2014 01:46:25 PM FILED/CERT

### AFFIDAVIT TO CORRECT IMPROPER CONVEYANCE

STATE OF ALABAMA     )  
SHELBY COUNTY        )     **KNOW ALL MEN BY THESE PRESENTS:**

This Affidavit is given to correct the record for an attempted conveyance by us, Edward T. Anderson and spouse, Edith Piper Renneker Anderson, of the following described real property to Dee's Land, LLC:

A strip of land 67.5 feet in width which lies within the Northeast Quarter of the Northeast Quarter (NE ¼ of NE ¼) of Section 23 and the North Half of the Northwest Quarter (N ½ of NW ¼) of Section 24, all being in Township 20 South, Range 2 West, Shelby County, Alabama, such strip being more particularly described as follows:

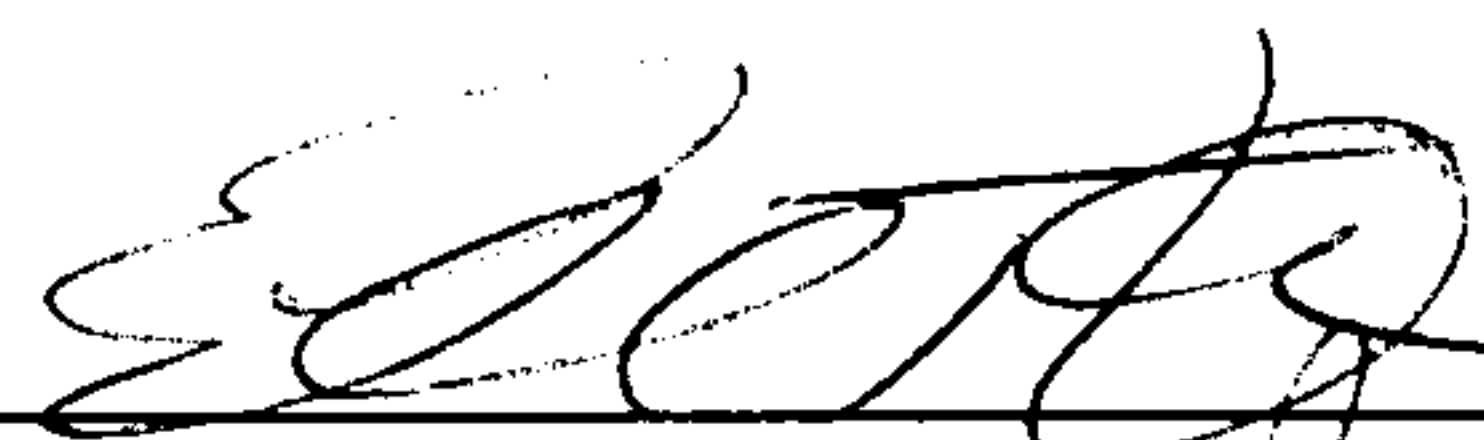

To reach the point of beginning, commence at the Northwest corner of Section 15, Township 20 South, Range 2 West; thence run South along the East boundary line of said section a distance of 3619.5 feet to a point; thence turn a deflection angle to the left and run S74°34'E a distance of 9597.70 feet to a point, such point being the point of beginning of the right of way herein described; therefrom, the strip is 67.5 feet in width and lies from 60 feet right (South) to 117.5 feet right (South) of a survey line and coincident with the South line of an existing Alabama Power Company Transmission Line and the continuations thereof which begins at such point of beginning and continues S74°34'E a distance of 3544 feet, more or less, to a point, such point being the point of ending of the right of way herein described.

The attempted conveyance was by Warranty Deed recorded at 20140806000244630 on August 6, 2014. That conveyance was done in error and at that time we did not have title to the subject property for the conveyance.

The purpose of this Affidavit is to correct the record to affirm the conveyance was ineffectual and should not affect the title of any prior or subsequent owner of the above described property.

This Affidavit is given with personal knowledge of the contents hereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16<sup>th</sup> day of September, 2014.

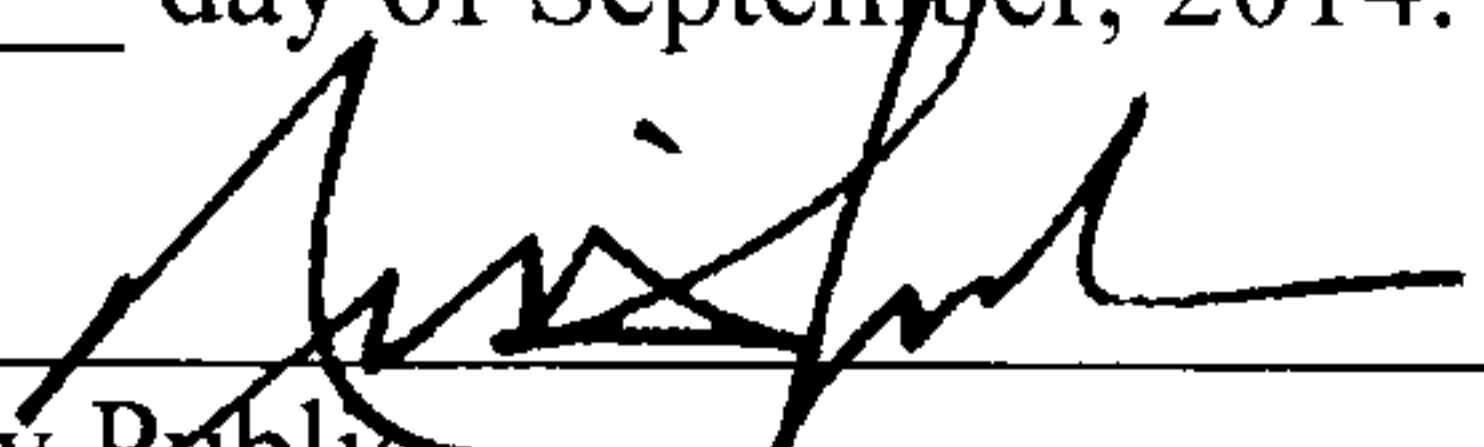
  
Edward T. Anderson  
  
Edith Piper Renneker Anderson

STATE OF ALABAMA     )  
SHELBY COUNTY        )

### General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward T. Anderson and Edith Piper Renneker Anderson, whose names are signed to the foregoing Affidavit, 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 16<sup>th</sup> day of September, 2014.

  
Notary Public  
Print Name: A. Eric Johnston  
My Commission Expires: 2.3.16



# Real Estate Sales Validation Form

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

Edward T. Anderson and spouse,

Grantor's Name Edith Piper Renneker Anderson  
Mailing Address 5198 Cahaba Beach Lane  
Birmingham, AL 35243

Grantee's Name Dee's Land, L.L.C.

Mailing Address 5198 Cahaba Beach Lane  
Birmingham, AL 35243

Property Address Cahaba Beach Road  
Birmingham, AL 35243

Date of Sale 9.16.14

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 0.00

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 9.16.14

Print A. Eric Johnston

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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