

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

  
20141205000383860 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
12/05/2014 02:54:05 PM FILED/CERT

*Send Tax Notice to:*  
**Carolyn Yawn Mann**  
**James Thomas Mann**  
**950 Huntingdon Road**  
**Panama City, FL 32405**

**CORRECTIVE DEED**

**\*\*\*This deed is being executed to correct the grantor in Instrument #20091113000424400\*\*\***

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **TEN DOLLARS and NO/00** (\$10.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **LB PROPERTIES, L.L.C.**, (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Carolyn Yawn Mann and James Thomas Mann Mead** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**From the Southeast corner of Section 2, Township 20 South, Range 2 East, proceed North 89 deg. 22 min. 15 sec. West along the South boundary of said Section 2 for 1221.84 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continue along said course North 89 deg. 22 min. 16 sec. West 93.19 feet to the Southwest corner of the Southeast ¼ of the Southeast ¼ of said Section 2; thence North 1 deg. 04 min. 50 sec. East along the West boundary of said Southeast ¼ of the Southeast ¼ for 1327.34 feet to the Northwest corner of said Southeast ¼ of the Southeast ¼; thence North 0 deg. 10 min. 35 sec. East along the West boundary of the Northeast ¼ of the Southeast ¼ for 664.11 feet to a point; thence North 0 deg. 10 min. 36 sec. East 320.44 feet to a point; thence South 81 deg. 01 min. 52 sec. East 197.92 feet to a point; thence North 39 deg. 56 min. 32 sec. East 234.58 feet to a point on the Southwesterly right of way of U.S. Highway 280, (Right of Way 250'); thence South 52 deg. 38 min. 47 sec. East along said right of way for 320.46 feet to a point; thence South 13 deg. 17 min. 41 sec. West 2329.66 feet, back to the point of beginning, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**The above described parcel of land is located in the Southeast ¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama and is a portion of that certain property described by deed recorded in Deed Book 341 page 375 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants, and rights-of-way of record in said county affecting said described property.**

**TO HAVE AND TO HOLD**, to **Carolyn Yawn Mann and James Thomas Mann**, their successors and assigns, in fee simple, forever.

And the said LB Properties, L.L.C., does for itself, its successors and assigns, covenant with the said Carolyn Yawn Mann and James Thomas Mann, their successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances except as stated above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Carolyn Yawn Mann and James Thomas Mann, their successors and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, the said LB Properties, L.L.C. hereto sets its signature on this the 6<sup>th</sup> day of November, 2014.

LB PROPERTIES, LLC

*Carolyn Yawn Mann*  
BY: CAROLYN YAWN MANN, MEMBER

LB PROPERTIES, LLC

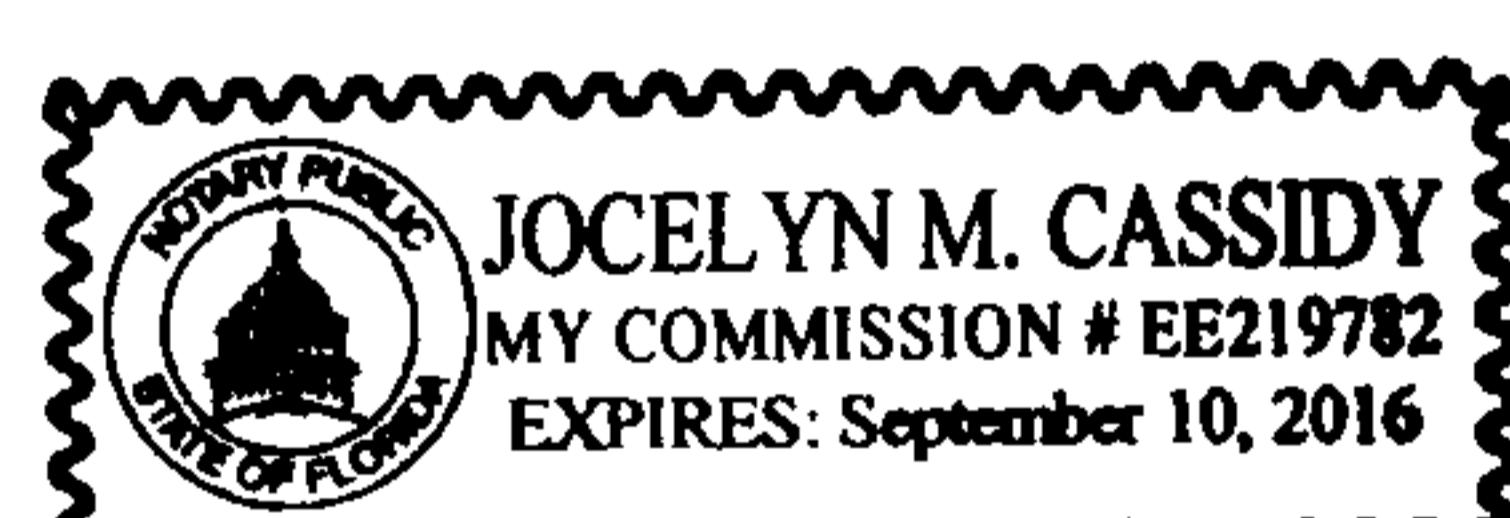
*James Thomas Mann*  
BY: JAMES THOMAS MANN, MEMBER

STATE OF Fl  
COUNTY OF Bay

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carolyn Yawn Mann and James Thomas Mann Managing Members of LB Properties, LLC**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of November, 2014.

*Notary Public*  
My Commission Expires: \_\_\_\_\_



# Real Estate Sales Validation Form

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

Grantor's Name

LB Properties, LLC  
950 Huntingdon Road  
Panama City, FL 32405

Grantee's Name

James Thomas Mann  
Carolyn Yawn Mann  
950 Huntingdon Road  
Panama City, FL 32405

Property Address

Vacant Property

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

11-0-14

\$10.00

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 Corrective Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



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## 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 11-0-14

Print Mike T. Atchison

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Unattested

AC