


**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

  
20150217000049680 1/3 \$20.00  
Shelby Cnty Judge of Probate: AL  
02/17/2015 11:41:26 AM FILED/CERT

This instrument was prepared by:  
**Mitchell A. Spears**  
Attorney at Law  
P O Box 119  
Montevallo AL 35115  
(205)665-5076

Send Tax Notice to: **Dana M. Serrano**  
**188 Barnett St.**  
**Montevallo AL 35115**

MINIMUM VALUE: \*NOT REQUIRED

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**Corrective Warranty Deed**

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STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE and 00/100 DOLLAR (\$1.00) and good and valuable consideration**, to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

**MARY ANN NICHOLS BARNETT, an unremarried widow**

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

**DANA M. SERRANO**

(herein referred to as GRANTEE) the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Commence at the NE corner of the NW ¼ of NE ¼ of Section 19 and go East along the North Boundary of Section 19 for 237.00 feet, to the West Boundary of Southern Railway's right of way thence S 29 degrees, 41 minutes West along said right of way for 1061.11 feet to the Point of Beginning. Thence continue along this line for 455.18 feet to the center line of Davis Creek. Thence along this centerline N 42 degrees, 40 minutes West for 165.11 feet. Thence continue along this centerline N 15 degrees, 45 minutes West for 167.05 feet. Thence N 86 degrees 07 minutes West for 25.00 feet to the West Bank of Davis Creek. Thence N 23 degrees 17 minutes East for 127.80 feet. Thence N 34 degrees 58 minutes East for 80.27 feet. Thence N 23 degrees 17 minutes East for 42.30 feet. Thence South 64 degrees 54 minutes East for 311.95 feet to the Point of Beginning. Containing 2.95 acres more or less, situated in Shelby County, Alabama.

The legal description of the real property hereinabove described was furnished by that survey of James A. Riggins, dated December 8, 1975, PLS No. 9428.

SOURCE OF TITLE: Instrument No.: 20130508000190830.

**\*THE IS A CORRECTIVE DEED INTENDED TO CORRECT THE ERRONEOUS LEGAL DESCRIPTION CONTAINED WITHIN THE ABOVE RERERENCED SOURCE OF TITLE. THIS CONVEYANCE IS EXEMPTED FROM DEED TAX, PURSUANT TO ALABAMA CODE SECTION 40-22-1, AS SAME IS FOR NOMINAL CONSIDERATION AND EXECUTED FOR THE PURPOSE OF CORRECTING AN ERRONEOUS LEGAL DESCRIPTION.**

**SUBJECT TO:**

- Taxes for 2015 and subsequent years.
- Any prior reservation or conveyance of title to all minerals of every kind and character including, but not limited to, oil, gas, sand and gravel, within underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- Any easements or rights-of-way of record.

TO HAVE AND TO HOLD to the said GRANTEE and to the heirs and assigns of Grantee forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee and Grantee's 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 Grantee and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12<sup>th</sup> day of February, 2015.

Mary Ann Nichols Barnett  
Mary Ann Nichols Barnett

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Mary Ann Nichols Barnett**, 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 12<sup>th</sup> day of February, 2015.

Debbie J. Dye  
Notary Public  
My Commission Expires: 9/3/2018





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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Mary Ann Nichols Barnett  
Mailing Address P. O. Box 477  
Montevallo AL 35115

Grantee's Name Dana M. Serreno  
Mailing Address 188 Barnett Street  
Montevallo, AL 35115

Property Address 188 Barnett St.  
Montevallo AL 35115  
\_\_\_\_\_  
\_\_\_\_\_

Date: 2-12-15  
Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessor's Market Value \$ N/A

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  
XX Other Corrective Warranty Deed, intended  
to correct erroneous legal description

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).

Sign Mary Ann Nichols Barnett  
Mary Ann Nichols Barnett, Grantor