This instrument was prepared by: Ellis, Head, Owens & Justice P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Gary Clinkscales, Sr.
1861 Hwy 57
Vincent, AL 35178

WARRANTY DEED

CORRECTIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/00 Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Ernest M. Clinkscales and wife, Ruby John Clinkscales, (herein referred to as grantor, whether one or more) do hereby grant, bargain, sell and convey unto, Gary Clinkscales, Sr., (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

This corrective deed is being recorded to correct the marital status and the homestead status of the grantors and to correct the vesting deed from Quit Claim Deed to Warranty Deed, as recorded in Instrument #20141017000328720.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO 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, 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 11th day of 2015.

20150513000157840 1/3 \$21.00

Shelby Cnty Judge of Probate, AL 05/13/2015 11:36:21 AM FILED/CERT

Ernest M. Clinkscales

Ruby John Clinkscales

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ernest M. Clinkscales and Ruby John Clinkscales, who 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 1

day of

. 201

Commission Expires: 9/12/15

Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

Commence at an existing 5/8" round bar on the south line of Section 23, Township 18 South, Range 1 East and run along the south line of said Section S $89^{53}27$ " W 167.68 ft. to a 13/8" round bar marking the corner of Sections 22, 23, 26 and 27 in said Township and Range; thence run N $41^{32}01$ " E 67.51 ft. to the point of beginning; thence run N $41^{32}01$ " E 93.69 ft.; thence run N $40^{37}36$ " E 334.68 ft.; thence run N $40^{51}10$ " E 620.84 ft.; thence run S $42^{08}47$ " E 26.17 ft. to a point on the centerline of an old road; thence run along said centerline the following courses; S $30^{48}49$ " W 91.80 ft.; S $19^{28}48$ " W 62.55 ft.; S $92^{24}35$ " W 93.70 ft.; S $93^{20}36$ " E 93.69 ft.; S $93^{20}36$ " E 93.69 ft.; thence run S $93^{20}36$ " E 93.69 ft. to a concrete ROW monument on the westerly right-of-way of Shelby County Road $93^{20}36$ " E 93^{20}

Containing 5.66 acres more or less.

• • • ·

20150513000157840 2/3 \$21.00 20150513000157840 2/3 \$21.00 Shelby Cnty Judge of Probate, AL 05/13/2015 11:36:21 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

	Ernest M. Clinkscales & Ruby	John Grantee's Name:	Gary Clinkscales, Sr.
•	<u>Clinkscales</u> 1771 Highway 57	Mailing Address: 18	
	Vincent, AL 35178	\underline{Vi}	ncent, AL 35178
Property Address:	Hwy 57	Date of Sale 5-11	1-15
•	Vincent, AL	Total Purchase Price	\$
		or Actual Value	\$
		or Assessor's Market Va	lue \$ 22,790.00
<u> </u>	or actual value claimed on thit of documentary evidence is no		lowing documentary evidence: (check
Bill of Sale		Appraisal	
Sales Contra		x Other – Tax Assessor	
Closing States	ment		
If the conveyance of this form is not	•	ation contains all of the required	I information referenced above, the filing
		Instructions ne person or persons conveying interest ne person or persons to whom interest to	to property and their current mailing address. o property is being conveyed.
Property address -the p	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 - record.	the total amount paid for the purchase	of the property, both real and personal	l, being conveyed by the instrument offered for
-		e of the property, both real and personal a licensed appraiser or the assessor's c	al, being conveyed by the instrument offered for current market value.
determined by the loca			excluding current use valuation, of the property as purposes will be used and the taxpayer will be
,		rmation contained in this document is to of the penalty indicated in Code of Al	rue and accurate. Ifurther understand that any false labama 1975§ 40-22-1 (h).
Date 5-11-15	Sign_Graf	tor/Grantee/Owner/Agent) circle one	npasse
	Print	Frnest M. Clinksca	les
Unattested		(Verified by)	

Form RT-1

20150513000157840 3/3 \$21.00

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