

Send Tax Notice To:  
Ingrid Frances Smyer  
c/o S. W. Smyer, Jr.  
2780 Smyer Circle  
Vestavia Hills, AL 35216

This instrument prepared by  
and upon recording return to  
Jerome K. Lanning  
Butler Snow LLP  
One Federal Place  
1819 Fifth Avenue North, Suite 1000  
Birmingham, Alabama 35203  
(205) 297-2200

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )



20151015000360620 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
10/15/2015 10:14:44 AM FILED/CERT

### **CORRECTIVE WARRANTY DEED**

**KNOWN TO ALL BY THESE PRESENT:** That in consideration of One Dollar and love and affection to the undersigned Grantors, in hand paid by the Grantee, receipt of which is acknowledged, we, S. W. Smyer, Jr. and Astrid M. Smyer (the "Grantors"), in that certain warranty deed recorded on February 9, 1976 in Deed Volume 286, Page 854 et seq. in the Probate Office of Shelby County, Alabama (the "Original Deed"), conveying the real property described in the Original Deed to Ingrid Frances Smyer, as Grantee therein, desire to amend the Original Deed in order to restrict and restate the easement reserved by them therein to add the following proviso (the underlined language shown below).

"The grantor, his successors and assigns reserves an easement 30 feet wide across the property herein conveyed, the location of which shall be determined by grantor for access to property of grantor not herein conveyed; provided, however, that this reserved easement shall only provide access to serve any retained property of grantor lying at an elevation below the 1,000' contour (above mean sea level) of Double Oak Mountain in Shelby County, Alabama". [added language underlined]

**THIS IS A CORRECTIVE DEED**, correcting and amending the Original Deed, and does not involve the conveyance of any title, estate or interest in real property or the payment of additional consideration beyond that stated above.


The undersigned Ingrid Frances Smyer, Grantee in the Original Deed, has executed this Corrective Warranty Deed for the purpose of evidencing her consent and agreement to the correction and amendment thereof herein provided for.

**[SIGNATURES ON FOLLOWING PAGES]**

**IN WITNESS WHEREOF**, we, the undersigned S. W. Smyer, Jr. and wife Astrid M. Smyer, the “Grantor” (collectively) in the Original Deed, and Ingrid Frances Smyer, (the “Grantee” therein), have executed this Corrective Warranty Deed as of the 5<sup>TH</sup> day of OCTOBER, 2015.

GRANTORS:

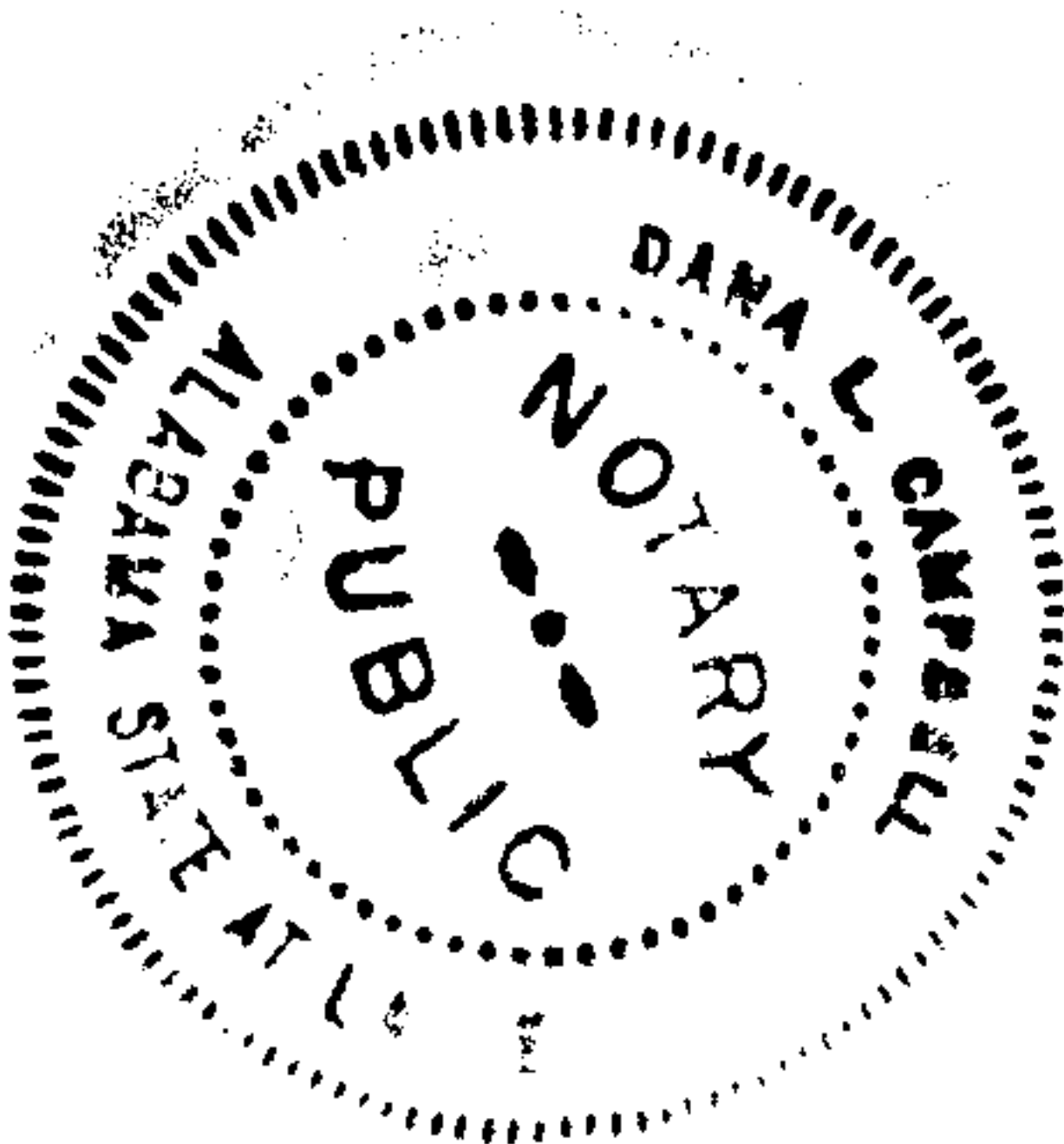
  
S. W. Smyer, Jr.

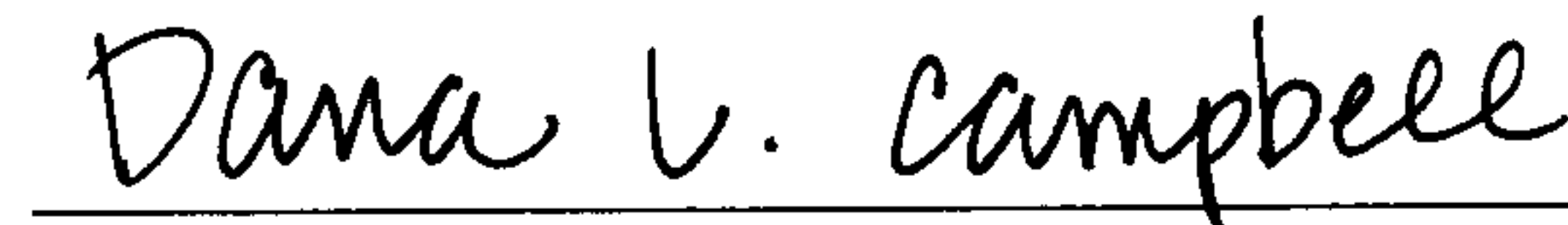
  
Astrid M. Smyer

STATE OF ALABAMA           )  
  )  
COUNTY OF JEFFERSON    )

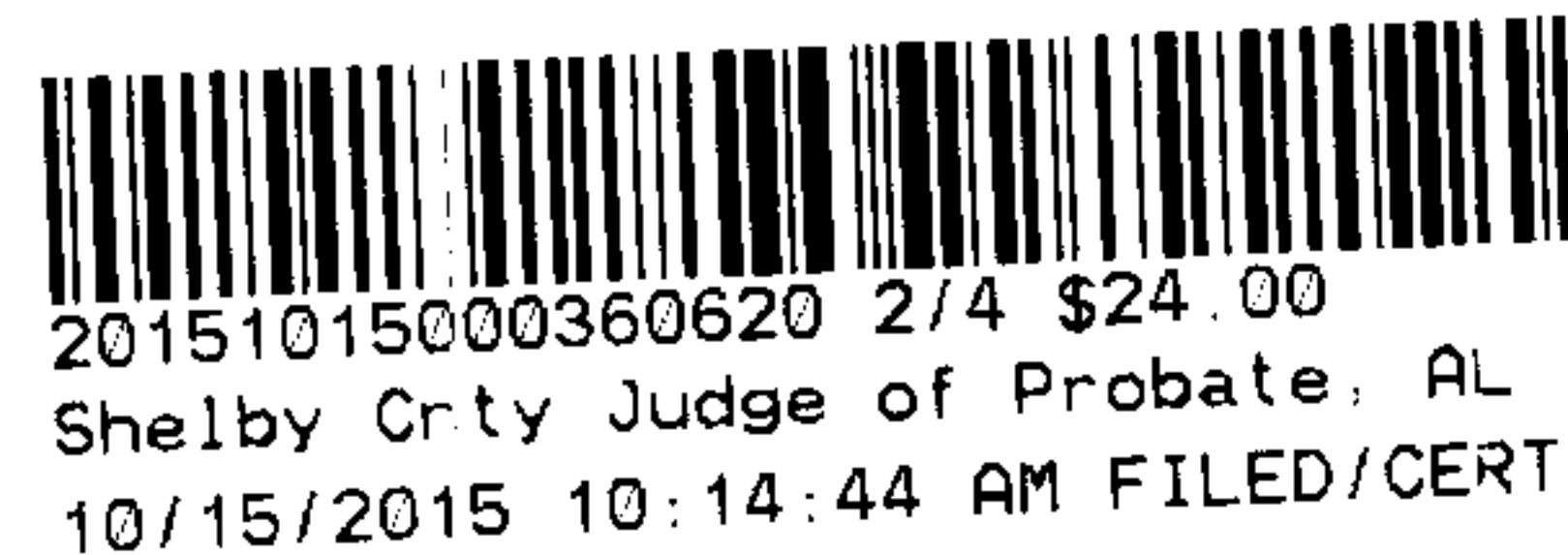
I, the undersigned, a notary public in and for said county in said state, hereby certify that **S. W. Smyer, Jr.** and **Astrid M. Smyer**, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 5<sup>th</sup> day of October, 2015.



  
Notary Public  
My Commission Expires: MAY 10, 2017

**[SIGNATURES CONTINUE ON FOLLOWING PAGE]**



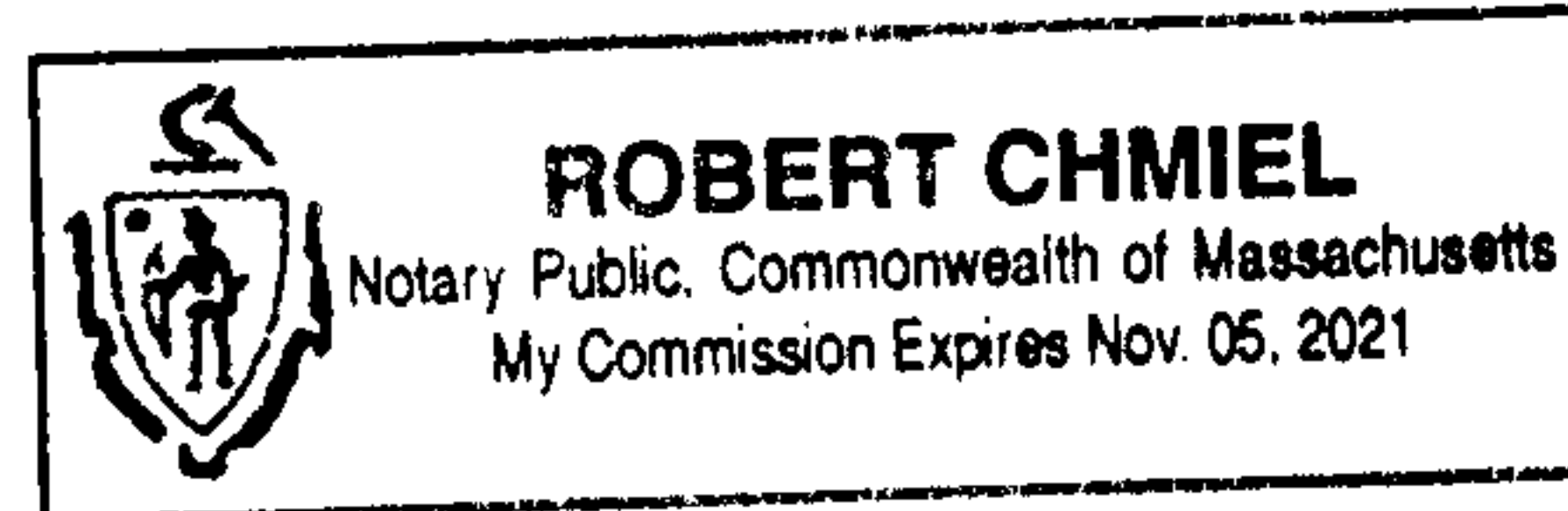
GRANTEE:

Ingrid Frances Smyer  
Ingrid Frances Smyer


STATE OF MASSACHUSETTS )  
COUNTY OF Suffolk )

On this 7 day of October, 2015, before me, the undersigned notary public, personally appeared **Ingrid Frances Smyer**, proved to me through satisfactory evidence of identification, which were Driver License, to be the person whose name is signed on the preceding or attached document in my presence.

Robert Chmiel  
Notary Public  
My Commission Expires: 11/05/2021



[END OF SIGNATURES]

  
20151015C00360620 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
10/15/2015 10:14:44 AM FILED/CERT



### Real Estate Sales Validation Form

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

Grantor's Name: S. W. Smyer, Jr., and Astrid M. Smyer Mailing Address: 2780 Smyer Circle Vestavia Hills, AL 35216	Grantee's Name: Ingrid Frances Smyer Mailing Address: 350 Revere Beach Blvd. #55 West Revere, MA 02151
Property Address: N/A; located near Stonegate Drive in Shelby County, Alabama	Date of Sale: October <u>15</u> , 2015
	Total Purchase Price: or Actual Value: \$100.00 or Assessor's 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):

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other: Corrective deed being executed for nominal
<input type="checkbox"/> Closing Statement	consideration for the purpose of perfecting title to real estate

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: October 5, 2015

Print: S.W. SMYER JR

Unattested Dana V. Campbell  
(verified by)

Sign: [Signature]  
(Grantor/Grantee/Owner/Agent) (circle one)

