


This instrument was prepared without benefit of title evidence by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

  
20160309000076690 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/09/2016 01:28:26 PM FILED/CERT

## **CORRECTIVE WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**            **KNOW ALL MEN BY THESE PRESENTS,**

That for an original consideration of One Hundred Twenty-three Thousand Six Hundred and no/100 DOLLARS (\$123,600.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Calvin T. Daniel, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Kim H. Daniel (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel # 1

Commence at the Northeast corner of the SE ¼ of the SW ¼ of Section 24, Township 20 South, Range 3 West, and run S 88 deg. 09 min. 12 sec. W for 668.22 feet; thence run S 02 deg. 20 min. 42 sec. E for 98.31 feet to the point of beginning; from said point of beginning continue S 02 deg. 20 min. 41 sec. E for 80.00 feet; thence run S 41 deg. 40 min. 26 sec. E for 283.57 feet to the West margin of Oliver Street; thence along said street N 34 deg. 20 min. 07 sec. E for 137.63 feet; thence continue along street N 45 deg. 50 min. 10 sec. E for 176.70 feet; thence leaving said street run N 82 deg. 05 min. 58 sec. W for 400.00 feet to the point of beginning. Said parcel containing 1.32 acres, more or less.

According to survey and plat dated 10/21/03 by Michael G. Moates, No. 19262, a copy of which is attached hereto.

Subject to taxes for current and subsequent years, existing easements, restrictions, encumbrances, liens, rights of way, limitations, if any, of record or visible on said property.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.


\$119,892.00 of the original consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.


**THIS IS A CORRECTIVE DEED EXECUTED TO CORRECT (1) THE ERROR IN SPELLING GRANTOR'S FIRST NAME AND (2) ERRORS IN THE LEGAL DESCRIPTION OF THE PROPERTY CONVEYED, AS CONTAINED IN THE DEED RECORDED AS INSTRUMENT # 20050907000459600 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

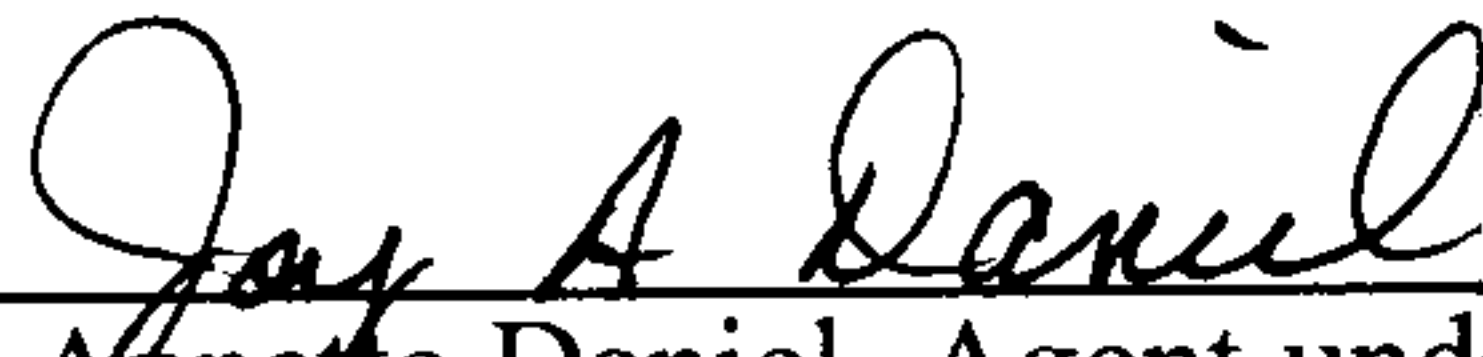
TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 9th day of March, 2016.

  
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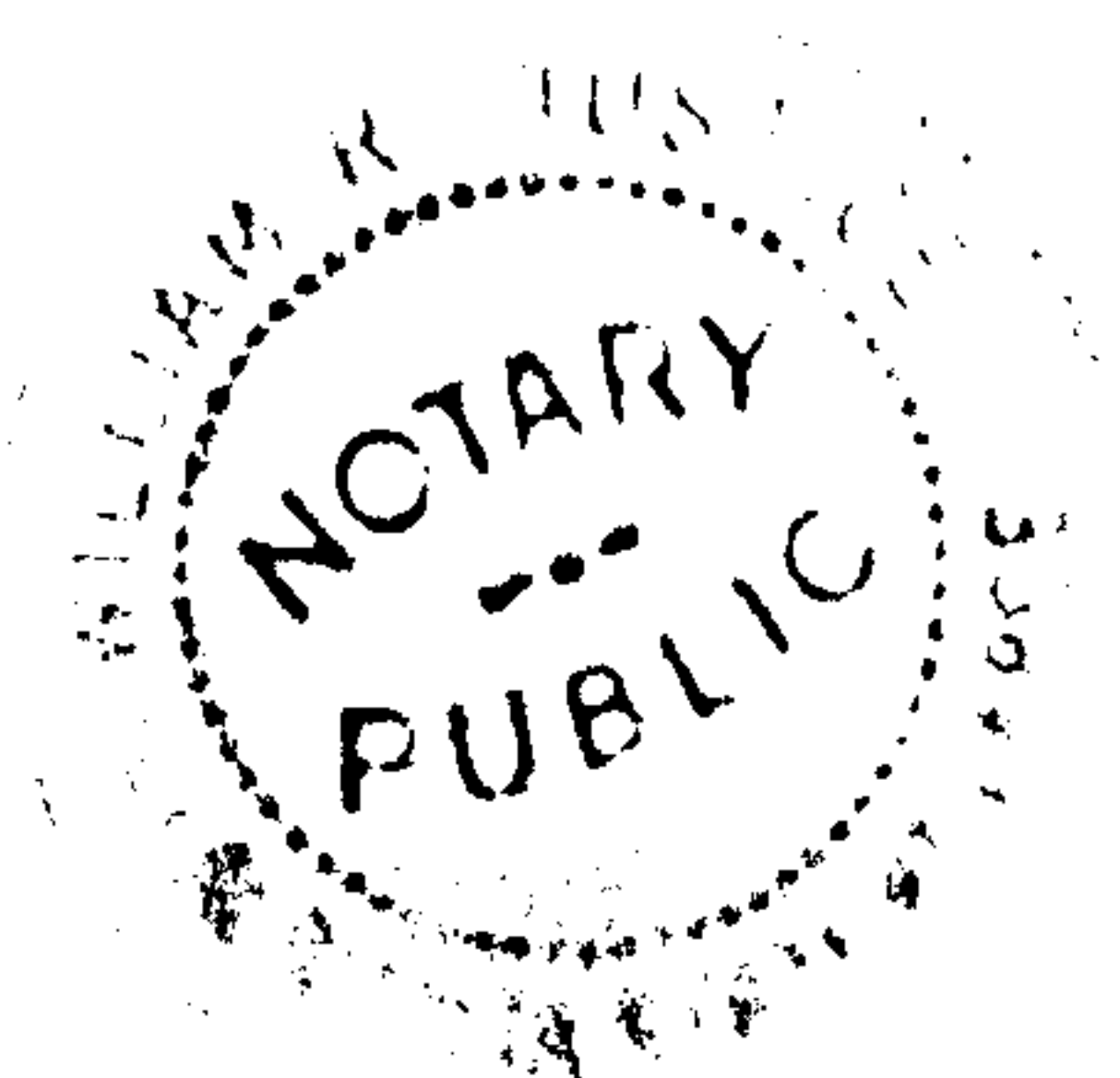
  
Calvin T. Daniel

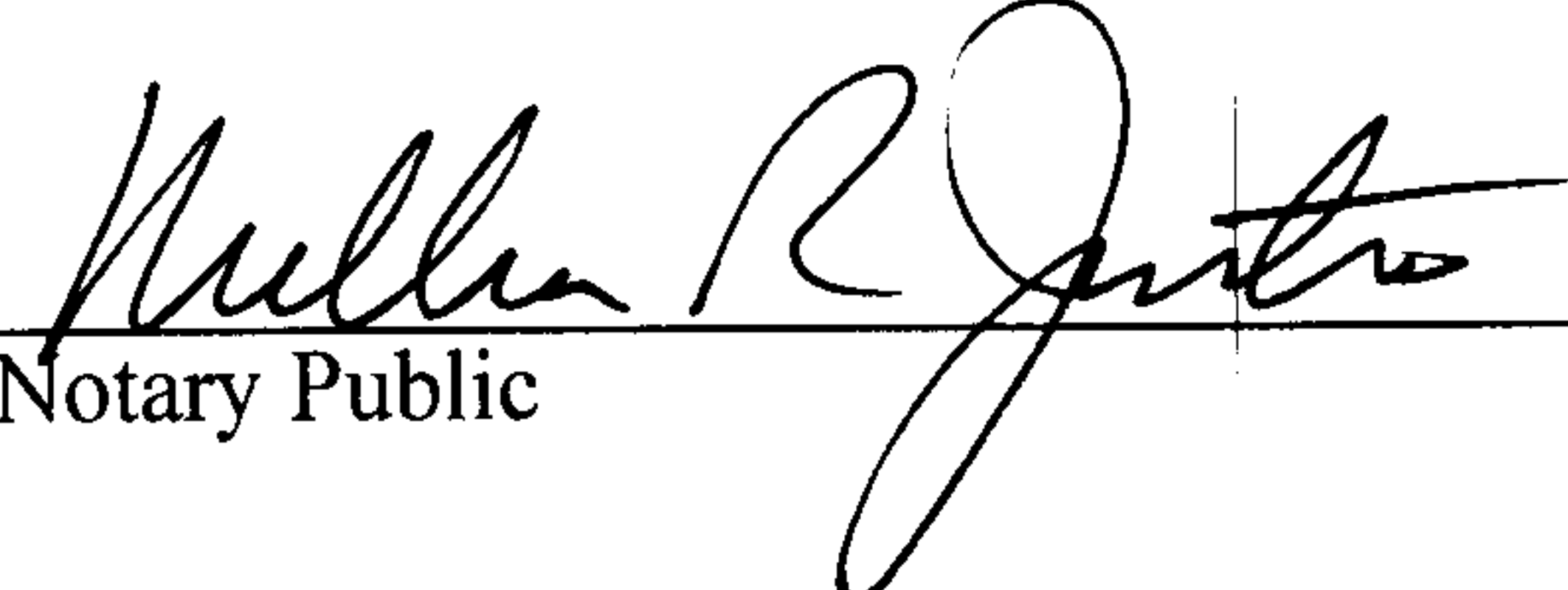
by   
Joy Annette Daniel, Agent under a Power of Attorney dated February 3, 2015

STATE OF ALABAMA  
SHELBY COUNTY

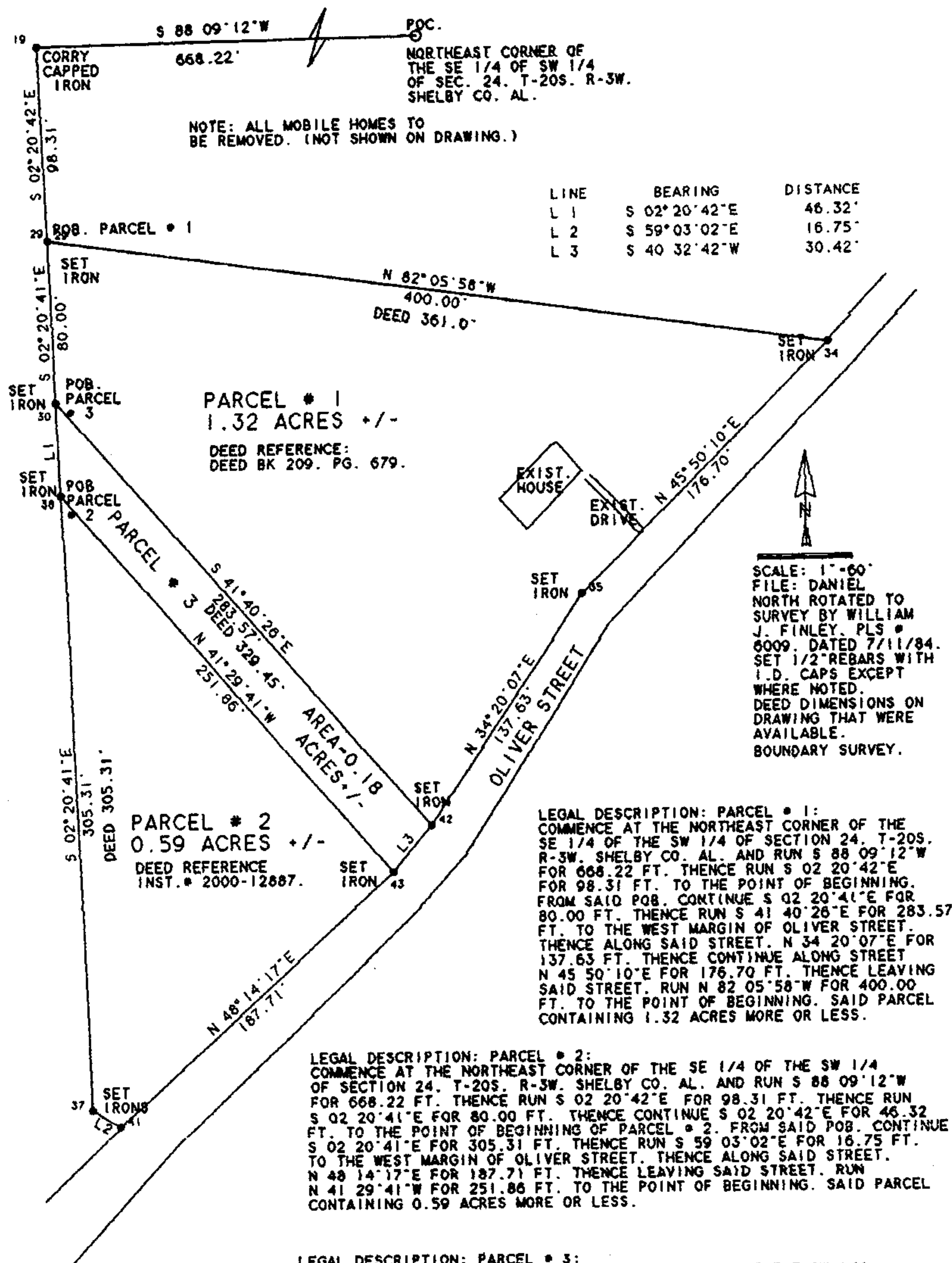
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joy Annette Daniel, whose name is signed to the foregoing conveyance as agent for Calvin T. Daniel, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date, by signing the name of Calvin T. Daniel and by signing her name as Agent for Calvin T. Daniel.

Given under my hand and official seal this 9th day of March, 2016.



  
Notary Public




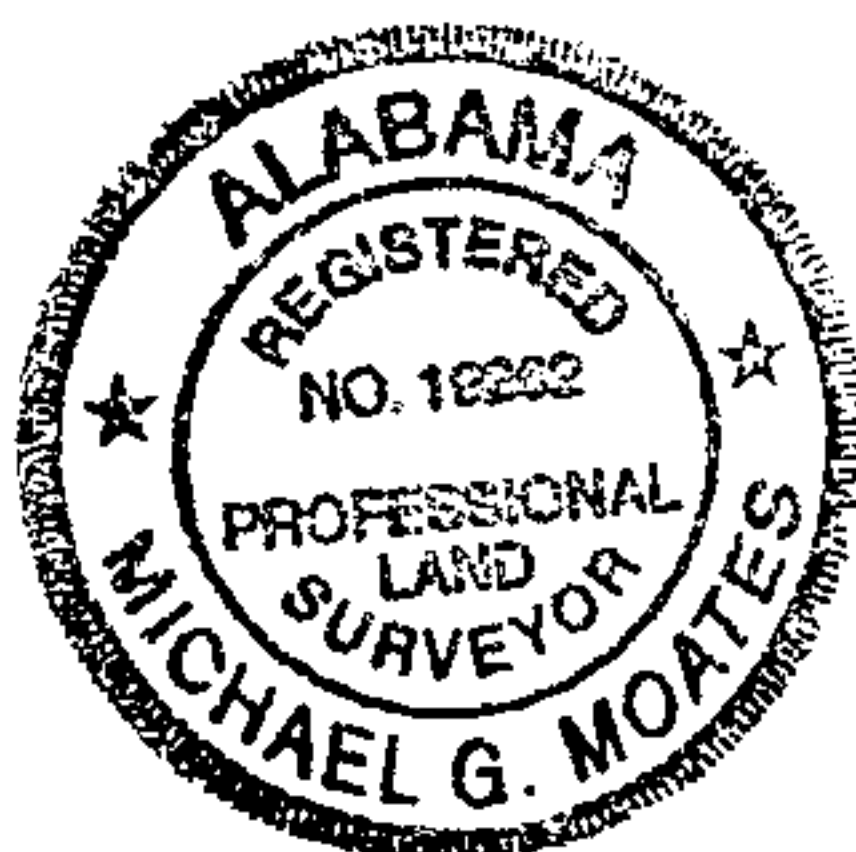


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STATE OF ALABAMA  
SHELBY COUNTY

I, MICHAEL G. MOATES, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE AND INFORMATION AND BELIEF

SURVEYOR'S SIGNATURE   
MOATES LAND SURVEYING  
P.O. BOX 121  
CLANTON AL 35046  
ALABAMA LICENSE NO. 19262 DATE 10/21/03  
911 CO. RD. 484, VERBENA, AL.  
(205) 755-7356



# Real Estate Sales Validation Form

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

Grantor's Name Calvin T. Daniel  
Mailing Address 6460 Hwy 155  
Montevallo, AL 35115

Grantee's Name Kim H. Daniel  
Mailing Address 105 Oliver Street  
Pelham, AL 35124

Property Address Oliver Street  
Pelham, AL

Date of Sale 8-30-05 (original)  
Total Purchase Price \$123,600.00

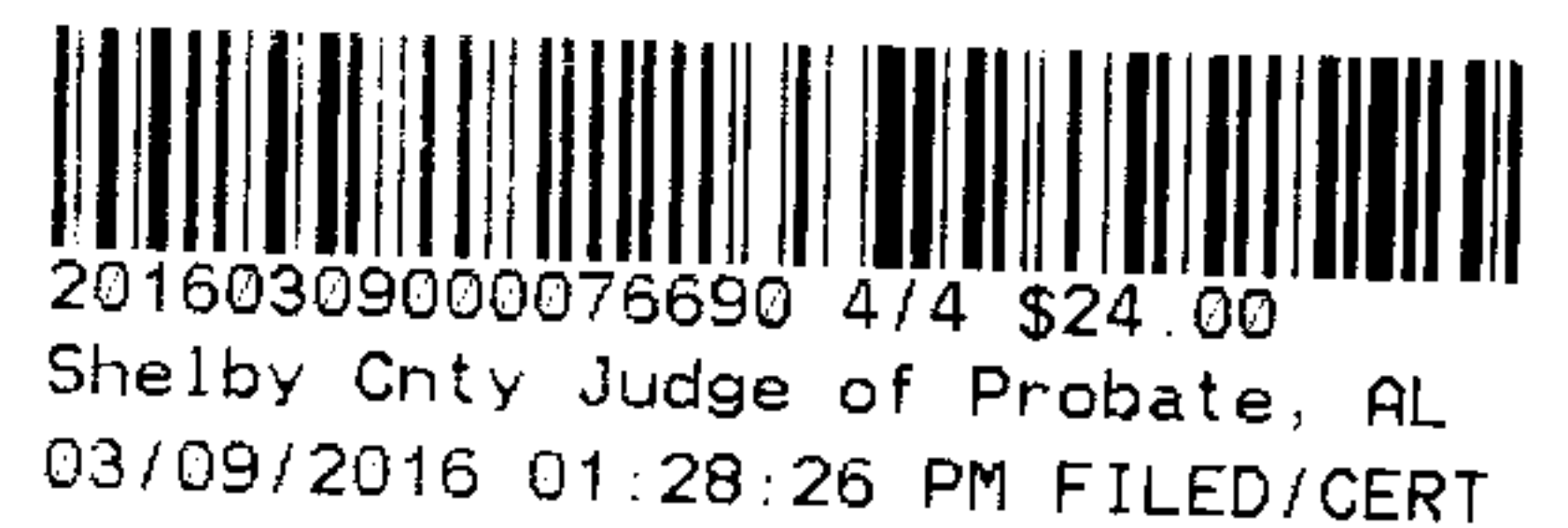
or  
Actual Value \$

Corrective Deed - no new consideration 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)

☐ 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 3/9/16

Sign [Signature]

☐ Unattested

Print Kim H. Daniel

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1