

THE PURPOSE OF THIS CORRECTIVE QUIT CLAIM DEED IS TO CORRECT THE
LEGAL DESCRIPTION IN THAT QUIT CLAIM DEED RECORDED IN INSTRUMENT
20111025000318530 IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
GEORGE M. VAUGHN
WEAVER TIDMORE, LLC
300 CAHABA PARK CIRCLE STE 200
BIRMINGHAM, ALABAMA 35242

SEND TAX NOTICE TO:
MICHAEL POLTORAK
94 PEACEFUL VALLEY ROAD
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

20160620000212410
06/20/2016 02:26:06 PM
CORDEED 1/4

CORRECTIVE QUIT CLAIM DEED

Know All Men by These Presents: That in consideration of TEN and 00/100 (\$10.00)
DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of
which is acknowledged, I, JUDITH ANN POLTORAK, AN UNMARRIED PERSON, (herein
referred to as GRANTOR) does hereby release, remise, quitclaim, grant, sell and convey unto
MICHAEL POLTORAK (herein referred to as GRANTEE), the following described real estate,
situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if
any, of record.

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

IN WITNESS WHEREOF, the said GRANTOR, JUDITH ANN POLTORAK, has
hereunto set her signature and seal, this the 15 day of June, 2016.

Judith Ann Poltorak
JUDITH ANN POLTORAK

STATE OF New York)

COUNTY OF Montgomery)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby
certify that JUDITH ANN POLTORAK, 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 the same bears date.

Given under our hand this the 15 day of June 2016.

April Smida
Notary Public

My commission expires: 7/9/16

APRIL SMIDA
Notary Public, State of New York
Registration #01SM6265551
Qualified In Montgomery County
Commission Expires July 9, 2016

EXHIBIT A

LEGAL DESCRIPTION

PARCEL I:

A part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 33, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of above said Quarter-Quarter, said point being the point of beginning; thence North 00 degrees, 00 minutes, 00 seconds East, a distance of 751.95 feet; thence North 89 degrees, 50 minutes 45 seconds West, a distance of 301.26 feet; thence South 88 degrees, 23 minutes, 15 seconds West a distance of 62.78 feet; thence South 28 degrees, 22 minutes, 21 seconds West, a distance of 161.09 feet; thence South 02 degrees, 01 minutes, 13 seconds East, a distance of 191.69 feet; thence South 46 degrees, 05 minutes, 07 seconds East, a distance of 602.20 feet to the point of beginning.

Situated in Shelby County, Alabama.

Together With:

A non-exclusive easement for ingress, egress and utilities over and across an existing dirt situated on the East 25 feet of the following described property:

A 60 foot wide strip of land situated in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, and the northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 33, township 21 South, Range 1 West, lying West of the following described line, to-wit:

Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 West; thence South 00 degrees 16 minutes 5 seconds West a distance of 578.89 feet; thence continue along the last described course a distance of 763.92 feet (DEED) (751.79 feet measured) South 85 degrees 50 minutes 32 seconds West (DEED) (South 83 degrees 11 minutes 47 seconds West measured) for a distance of 847.14 feet; thence North 2 degrees 10 minutes 54 seconds East (DEED) (North 1 degree 34 minutes 06 seconds East measured) a distance of 378.92 feet (DEED) (418.16 feet measured) to a point; thence continue along the last described Course distance of 1714.82 feet to the Southerly Right of Way a 60-foot ingress and egress described in Deed Book 325, Page 732, in the Probate Office of Shelby County, Alabama, being the point of beginning of said 60 foot strip; thence South 68 degrees 59 minutes 35 seconds East (DEED) (South 26 degrees 23 minutes East measured) a distance of 314.55 feet to the Westerly Right of Way line of a 60 foot ingress and egress; thence South 1 degree 48 minutes 47 seconds West a distance of 238.43 feet; thence South 24 degrees 29 minutes 13 seconds East a distance of 132.36 feet; thence South 1 degree 36 minutes 38 seconds West a distance of 109.37 feet; thence South 13 degrees 08 minutes 13 seconds West a distance of 240.67 feet; thence South 29 degrees 13 minutes 25 seconds East a distance of 65.47 feet; thence South 14 degrees 34 minutes 59 seconds West a distance of 171.05 feet; thence South 37 degrees 19 minutes 01 seconds East a distance of 247.05 feet; thence South 00 degrees 45 minutes 29 seconds West a distance of 47.34 feet; thence South 28 degrees 39 minutes 20 seconds West a distance of 161.09 feet; thence South 1 degree 44 minutes 14 seconds East a distance of 191.69 feet; thence South 75 degrees 32 minutes 03 seconds West a distance of 410.93 feet to the point of ending of said 60 foot strip; being situated in Shelby County, Alabama.

Also, the rights to Private Roadway as described in Deed recorded in Deed Book 325, Page 732, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Judith P. Lark
Mailing Address 40 George Vaughn
300 Cahaba Park Circle Ste 201
Birmingham AL 35244

Grantee's Name Michael P. Lark
Mailing Address 94 Peaceful Valley Road
Columbiana AL 35059

Property Address 94 Peaceful Valley Road
Columbiana AL 35059

Date of Sale 6/15/2016
Total Purchase Price \$ 0

or
Actual Value \$

20160620000212410 06/20/2016 02:26:06 PM

CORDEED 4/4

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 Collective Deed

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 6/15/2016



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/20/2016 02:26:06 PM
\$24.00 CHERRY
20160620000212410

Print

George Vaughn

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one