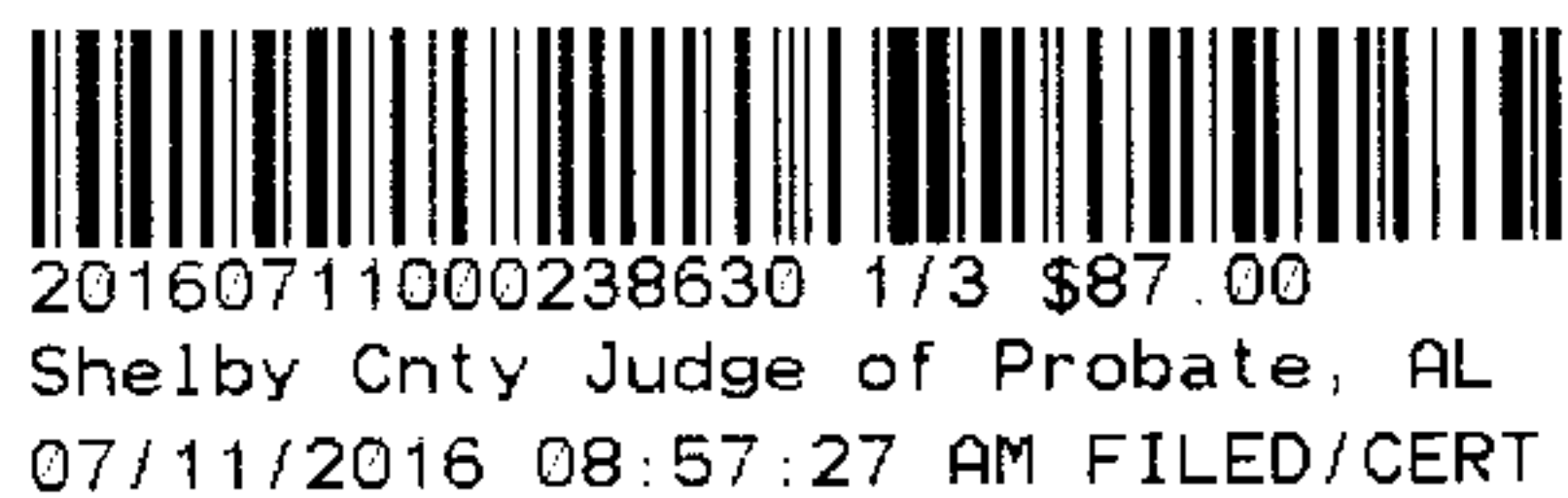


This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Gary C. Howard
3041 Brookhill Drive
Birmingham AL 35242

CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SIXTY FIVE THOUSAND DOLLARS and Zero Cents (\$65,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of Ben Chandler Howard, Probate Case #2014-046442, Jefferson County, Bessemer Division, Alabama (herein referred to as grantor)** grant, bargain , sell and convey unto, **Gary C. Howard and Ginger Lee Howard also conveyed herein is a Conditional Life Estate as Established in the above described probate Case # to Jamie L. Pierce (herein referred to as grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016
2. Easement, restrictions, rights of way, and permits of record.

Ben C. Howard and Ben Chandler Howard are one in the same person. The other grantee in Deed Book 288, page 403, Frances D. Howard is deceased, having died on or about October 16, 2013.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 July, 2016.

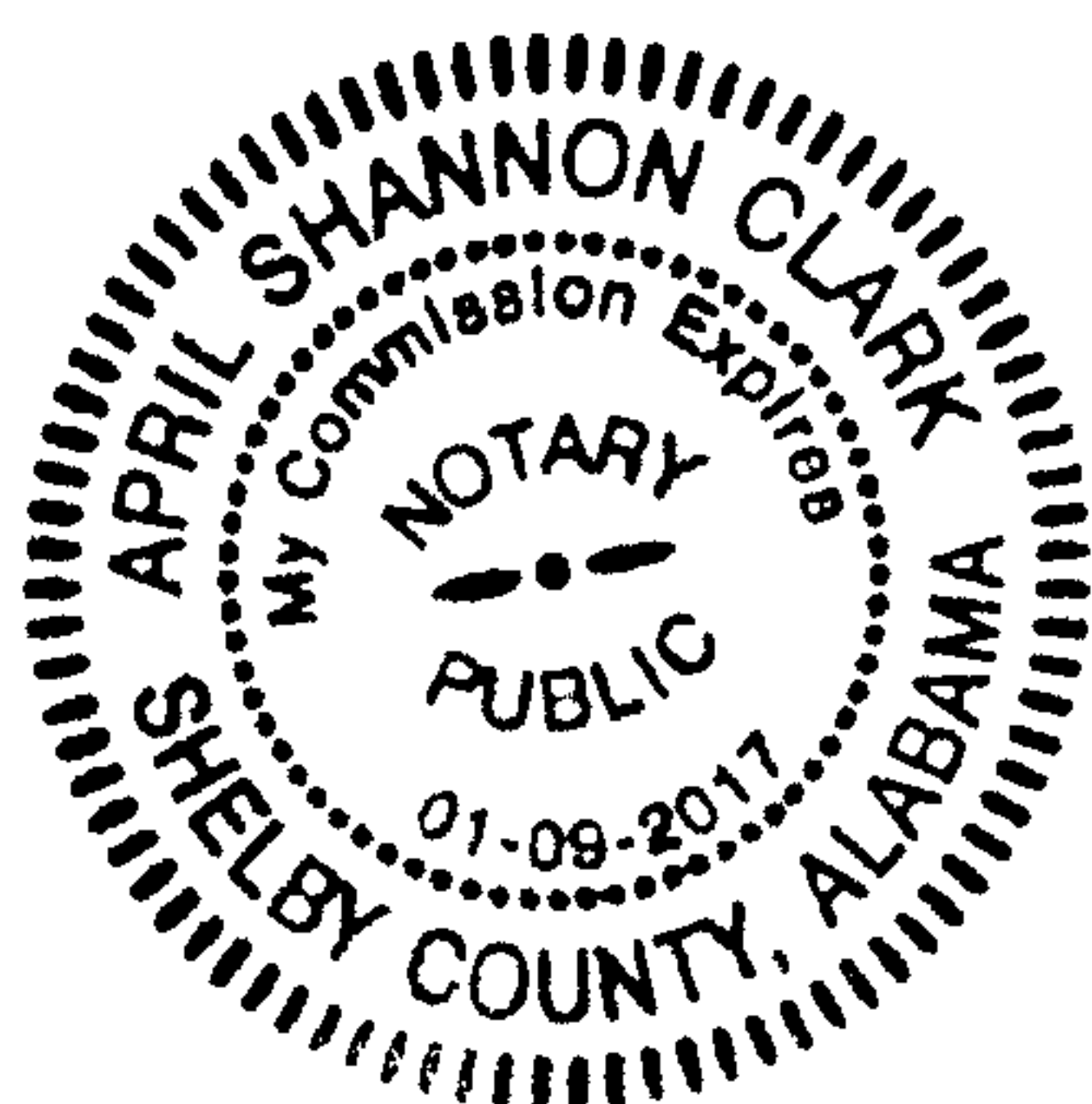
Gary C. Howard Personal Representative
The Estate of Ben Chandler Howard, Probate Case #2014-046442, Jefferson County, Bessemer Division, Alabama
By: Gary C. Howard
As: Personal Representative.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Gary C. Howard as Personal Representative of, The Estate of Ben Chandler Howard, Probate Case #2014-046442, Jefferson County, Bessemer Division, Alabama**

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July, 2016.



April Clark
Notary Public
My Commission Expires: 1-9-2017

Shelby County, AL 07/11/2016
State of Alabama
Deed Tax: \$65.00

Exhibit A
Legal Description



20160711000238630 2/3 \$87.00
Shelby Cnty Judge of Probate, AL
07/11/2016 08:57:27 AM FILED/CERT

All that part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 30, Township 18, Range 2 East lying North of the Vincent-Leeds Highway and East of the Westover-Sterrett Highway, EXCEPT that portion of the following described lot which is within this description:

Alpart of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 30, described as commencing at the southeast corner of said forty; thence north 2 deg. 30 min. West along the east line of said forty 353 feet to the point of beginning; thence turn an angle of 102 deg. 15 min. to the left and run 420 feet; thence turn an angle of 102 deg. 15 min. to the right and run 561 feet to an old road; thence turn an angle of 77 deg. 45 min. to the right and run along said old road 420 feet; thence turn an angle to the right of 102 deg. 15 min. and run 562 feet, more or less, to point of beginning of said exception, containing 5 acres, more or less, in said exception.

Real Estate Sales Validation Form

20160711000238630 3/3 \$87.00
Shelby Cnty Judge of Probate, AL
07/11/2016 08:57:27 AM FILED/CERT

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

Grantor's Name Est of Ben Howard
Mailing Address 3041 Brookhill DR
Birmingham AL
35242

Grantee's Name Gary C Howard
Mailing Address 3041 Brookhill DR
Birmingham AL
35242

Property Address 49318 Hwy 25
Sterrett AL
35147

Date of Sale 7-11-16
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 65,000.00

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
Corrective 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

☐ Unattested _____
(verified by)

Print Gary C Howard
Sign Gary C Howard
(Grantor/Grantee/Owner/Agent) circle one