


THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith, Attorney  
Law Offices of F. Wayne Keith PC  
Pelham, Alabama 35124

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20160729000266230 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/29/2016 09:59:08 AM FILED/CERT

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## **CORRECTIVE WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Five Thousand and no/100's Dollars (\$5,000.00)** and other good and valuable consideration to the undersigned grantors,

**Christopher Phillip Reed and wife, Patricia Dozier Reed**

(hereinafter referred to a grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey unto

**Daniel Dozier**

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**A parcel of land being part of Block 46 and Block 47 of Safford's Addition to Shelby, as recorded in Map Book 3, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:**

**Commence at the NW corner of above said Block 47 of Safford's Addition to Shelby, thence S 00 deg. 22' 13" W, a distance of 81.19' to the Point of Beginning; thence N 87 deg. 27' 48" E, a distance of 82.59' thence S 31 deg. 40' 52" E, a distance of 155.50'; thence S 01 deg. 30' 58" E, a distance of 127.39'; thence S 84 deg. 29' 25" W, a distance of 251.08'; thence N 03 deg. 22' 25" W, a distance of 38.17'; thence N 25 deg. 45' 38" W, a distance of 259.03'; thence N 87 deg. 27' 48" E, a distance of 197.39' to the Point of Beginning.**

**Also including a 30' ingress and utility easement lying 15' either side of and parallel to the following described centerline:**

**Begin at the NW corner of above said Block 47; thence S 00 deg. 22' 13" W, a distance of 385.00' to the Point of beginning of said centerline; thence N 89 deg. 47' 44" W, a distance of 24.11'; thence N 37 deg. 30' 54" W, a distance of 279.10'; thence N 19 deg. 02' 11" W, a distance of 62.65'; thence N 02 deg. 27' 45" E, a distance of 880.91' to the beginning of a curve to the left having a radius of 135.00, a central angle of 91 deg. 31' 13", and subtended by a chord which bears N 43 deg. 17' 51" W and a chord distance of 193.43'; thence along the arc of said curve, a distance of 215.64'; thence N 89 deg. 03' 28" W, a distance of 130.34' to the Point of beginning of said centerline.**



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Also permanently affixed is the following manufactured home:

(1) 2006 Patriot Manufactured Home, Model Pinnacle 3 with VIN No. PAL20003AAL and VIN No. PAL20003BAL.

This Corrective Warranty Deed corrects that Warranty Deed which was previously recorded on May 27, 2008 in the Probate Office of Shelby County, Alabama in Instrument 20080527000213970 by correcting the names of the grantors to Christopher Phillip Reed and wife, Patricia Dozier Reed and correcting the legal description to the above legal description.

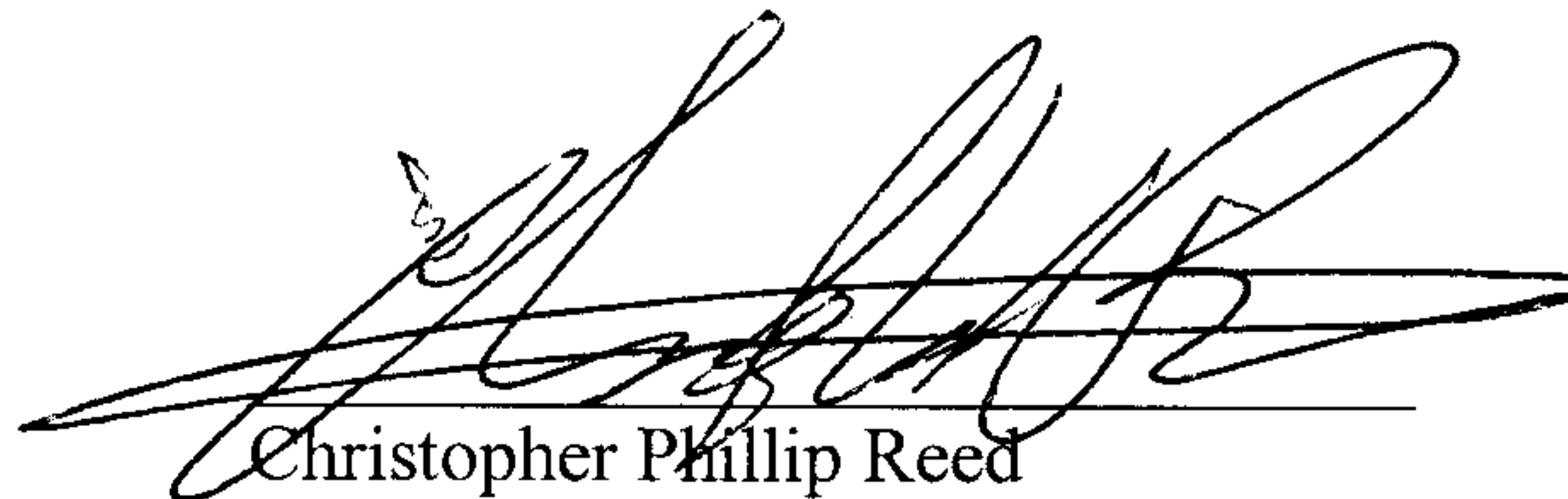
TO HAVE AND TO HOLD, unto the said grantee, his heirs, successors and assigns.

And said grantors do for themselves, their heirs, its successors and assigns, covenant with said grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 27th day of July, 2016.

ATTEST:

\_\_\_\_\_

  
Christopher Phillip Reed

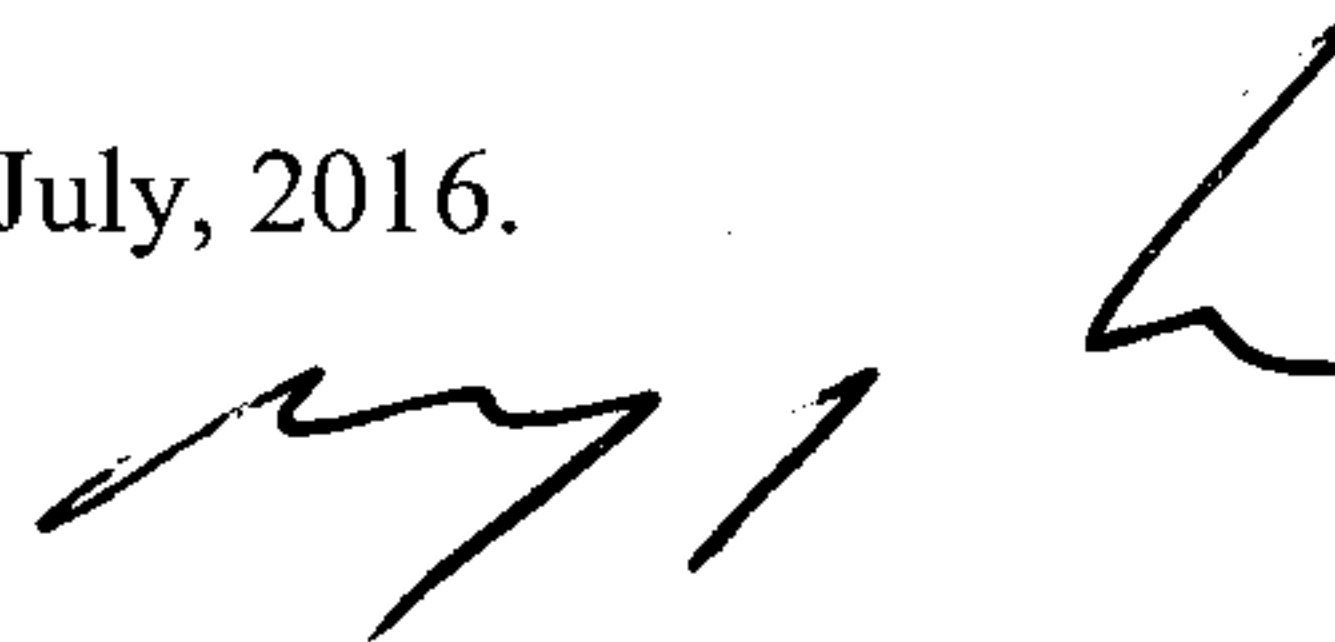
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Patricia Dozier Reed

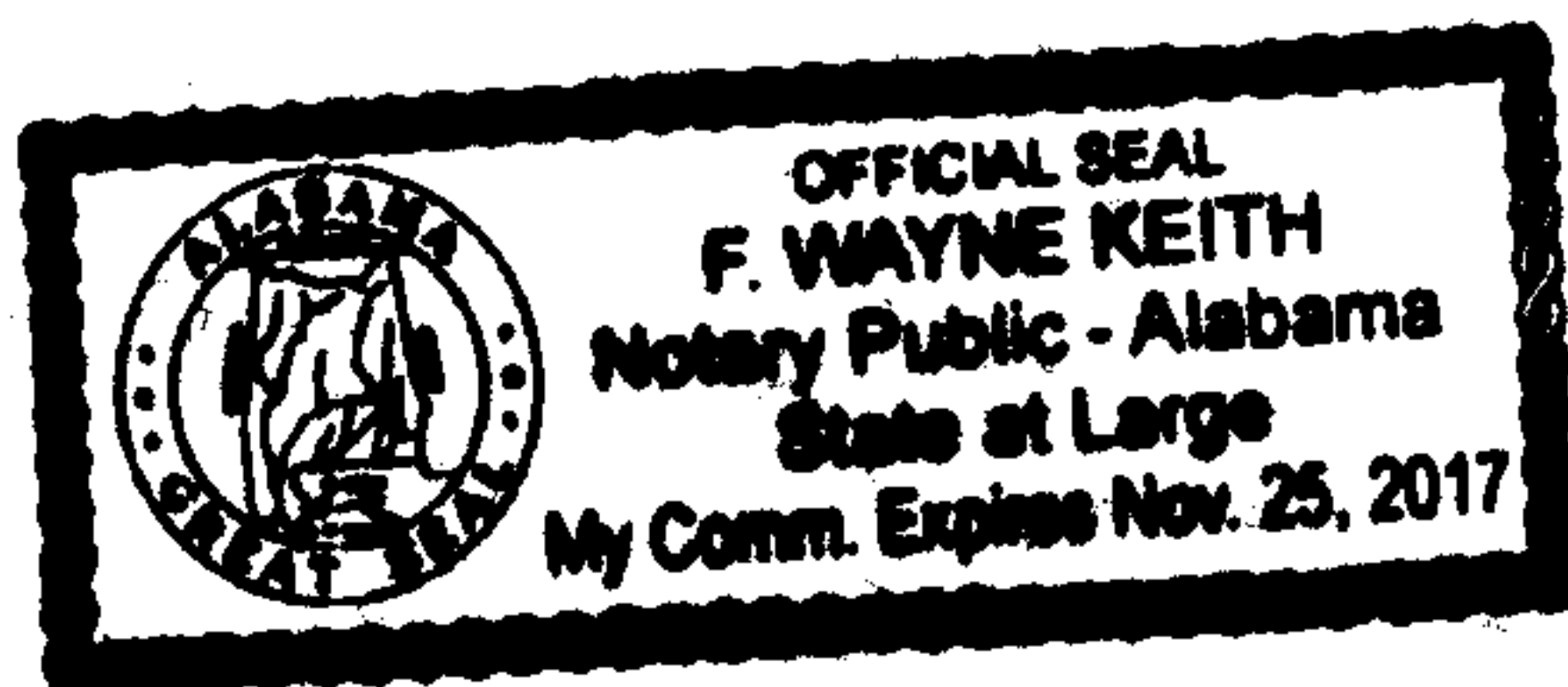
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Christopher Phillip Reed and wife, Patricia Dozier Reed, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and seal this the 27th day of July, 2016.



Notary Public





**Real Estate Sales Validation Form**

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

Grantors' Name: Christopher Phillip Reed  
Patricia Dozier Reed

Mailing Address : 4665 Hwy 47  
Shelby, AL 35143

Grantee's Name: Daniel Dozier

Mailing Address: 337 Fernbrook Lane  
Shelby, AL 35143

Property Address: See legal description on Deed

Date of Transfer: July 27, 2016

Total Purchase Price \$5,000.00

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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: July 27, 2016

x

Sign

verified by closing agent  
F. Wayne Keith Attorney

RT-1