

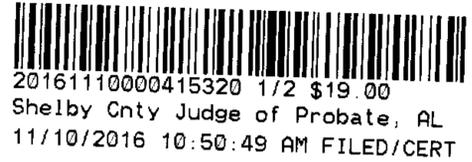
This instrument was prepared by: Mike T. Atchison, Attorney at Law, Inc.
P.O. Box 822
Columbiana, AL 35051

Send Tax Notice to:
Lacey Cook Gray
780 Hebb Road
Wilsonville, AL 35186

CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY-ONE THOUSAND, ONE HUNDRED SEVENTY-TWO AND NO/100 DOLLARS (\$121,172.00) 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,



RONALD L. COOK and wife, SHERRY W. COOK

(herein referred to as grantor) grant, bargain , sell and convey unto

LACEY COOK GRAY and JOHNATHAN BRET GRAY

(herein referred to as grantees), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Commence at the Southeast corner of the SE 1/4 of the NE 1/4, Section 12, Township 21 South, Range 1 East; thence North 02 degrees 23 minutes 08 seconds East along the East line thereof for a distance of 1199.59 feet; thence North 79 degrees 51 minutes 14 seconds West for a distance of 14.41 feet to the point of beginning; thence North 79 degrees 51 minutes 14 seconds West for a distance of 279.22 feet; thence North 01 degree 20 minutes 22 seconds East for a distance of 100.05 feet; thence North 88 degrees 16 minutes 12 seconds West for a distance of 275.23 feet; thence South 07 degrees 13 minutes 43 seconds East for a distance of 369.37 feet; thence North 78 degrees 01 minute 18 seconds East for a distance of 230.88 feet; thence North 85 degrees 44 minutes 45 seconds East for a distance of 263.12 feet; thence North 05 degrees 12 minutes 22 seconds East for a distance of 142.07 feet to the Point of Beginning. Situated in Shelby County, Alabama. According to revised survey of Karl Hager, RLS #11848, dated June 26, 2015.

Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way of record.

This deed is given to correct the legal description in that certain deed recorded in Instrument #20160915000336720, as corrected by Instrument #20161011000372320, in Probate Office.

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 9th day of November, 2016.

Ronald L. Cook

Sherry W. Cook

STATE OF ALABAMA
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Ronald L. Cook and wife, Sherry W. Cook**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

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

Notary Public

My commission expires: 9/22/2020



Real Estate Sales Validation Form

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

Grantor's Name Ronald L. Cook
Mailing Address 928 Hebb Rd
Wilsonville AL
35186

Grantee's Name Lacey Cook Gray
Mailing Address 780 Hebb Rd
Wilsonville AL 35186

Property Address 780 Hebb Rd
Wilsonville AL
35186

Date of Sale 11-9-16
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 121,172.00

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 tax value

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, including 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).

Unattested
(verified by)

Print Ronald L. Cook
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

