

20170410000119910
04/10/2017 10:49:02 AM
CORDEED 1/3

Commitment Number: 22098934

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

EXEMPT FROM TRANSFER TAX

40-22-1(b)(2) to perfect title to real property

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
27-5-22-0-001-034.005

CORRECTION WARRANTY DEED

TO CORRECT THE LEGAL DESCRIPTION IN THE DEED RECORDED ON
02/24/2006 AT INSTRUMENT #20060224000091050

Albert Lee Jones Jr. whose mailing address is **959 SPRING CREEK ROAD, MONTEVALLO, AL 35115**, hereinafter grantor, for love and affection and to execute the terms of a divorce decree issued by the Shelby County Alabama Circuit Court on 09 January 1995 in case DR94:664, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Albert Lee Jones Jr. on behalf of myself and my former spouse Patricia Ann Sailes Jones, pursuant to said court order, do grant, bargain, sell and convey unto Albert Lee Jones, Jr., a married man, hereinafter grantee, whose tax mailing address is **959 SPRING CREEK ROAD, MONTEVALLO, AL 35115**, the following land in the following real property:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 22, Township 22 South, Range 3 West, described as follows: Commence at the SW corner of Section 22 and go North 89 degrees 28 minutes East along the South boundary of said Section 347.37 feet to the Westerly boundary of Spring Creek Road; thence North 51 degrees 35 minutes East

along said boundary 396.24 feet to the point of beginning; thence continue along said boundary 90.00 feet; thence North 38 degrees 25 minutes West for 166.67 feet; thence South 51 degrees 35 minutes West for 90.00 feet; thence South 38 degrees 25 minutes East for 166.67 feet to the point of beginning; being situated in Shelby County, Alabama.

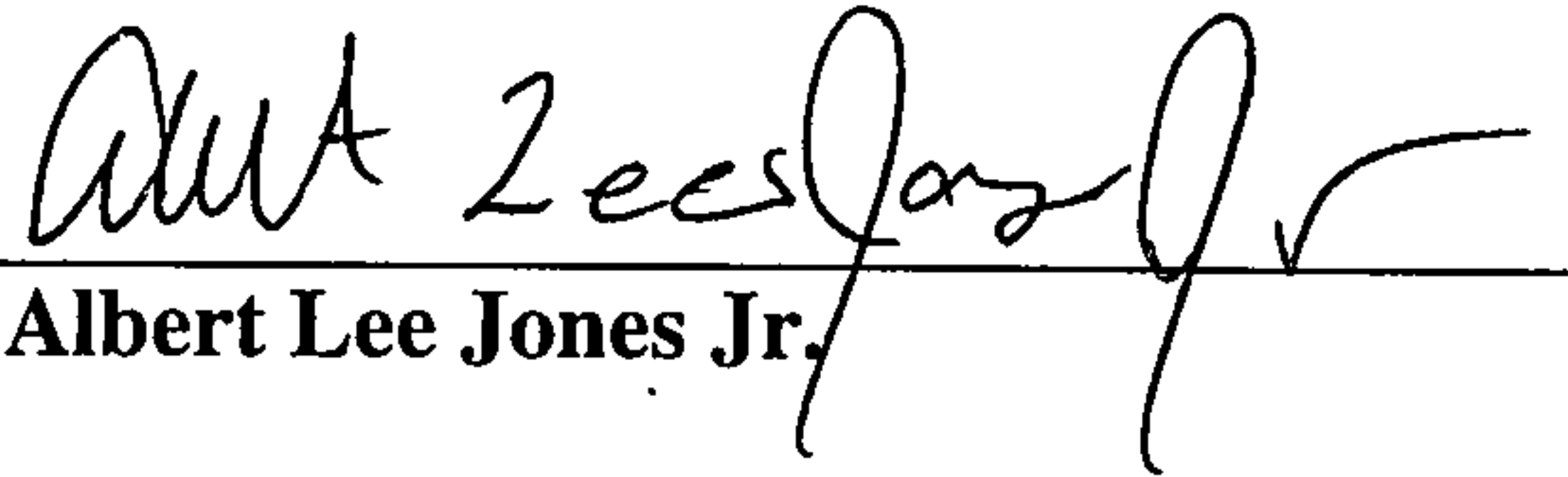
Property Address is: 959 SPRING CREEK ROAD, MONTEVALLO, AL 35115

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

Albert Lee Jones Jr. does for himself and for his administrators, heirs and successors covenant with the said grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his administrators, heirs and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

Executed by the undersigned on 4/1, 2017:

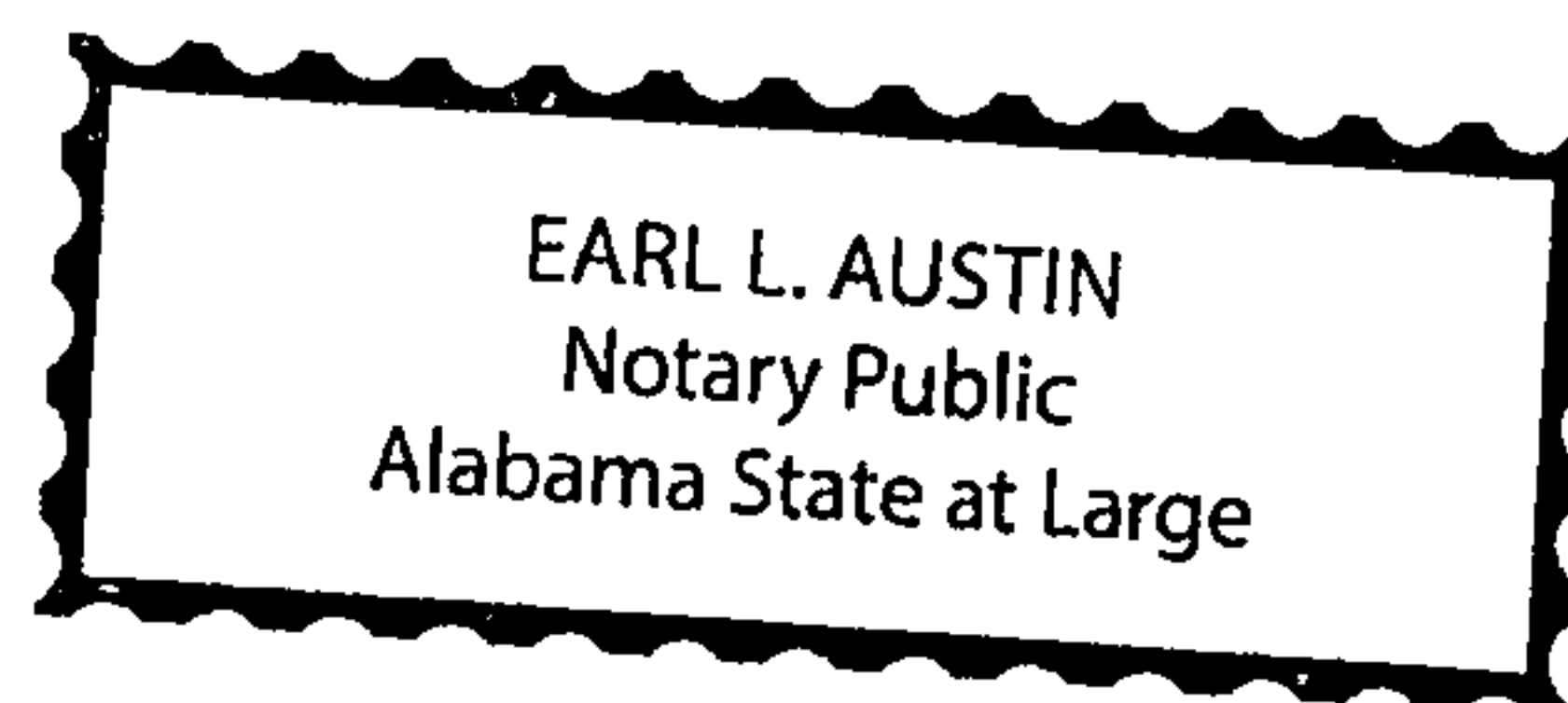

Albert Lee Jones Jr.

STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Albert Lee Jones Jr.** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of APRIL, 2017


Notary Public EARL L. AUSTIN



Real Estate Sales Validation Form

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

20170410000119910 04/10/2017 10:49:02 AM CORDEED 3/3

Grantor's Name Albert Lee Jones Jr
Mailing Address 959 SPRING CREEK ROAD,
MONTEVALLO, AL 35115

Grantee's Name Albert Lee Jones Jr
Mailing Address 959 SPRING CREEK ROAD,
MONTEVALLO, AL 35115

Property Address 959 SPRING CREEK ROAD,
MONTEVALLO, AL 35115

Date of Sale
Total Purchase Price \$0.00
or
Actual Value \$
or
Assessor's Market Value \$107,085.00

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.

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 4/1/17

Unattested

(verified by)

Print Albert Lee Jones Jr

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/10/2017 10:49:02 AM
\$22.00 CHERRY
20170410000119910

