

20170906000324670 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/06/2017 09:05:42 AM FILED/CERT

20170807000284840 1/2 \$214.00
Shelby Cnty Judge of Probate, AL
08/07/2017 01:26:43 PM FILED/CERT

Send tax notice to:
ERIN D. BARROW and JOSH BARROW
193 MERRY GLEN RD
CHELSEA, AL 35043

CORRECTIVE
WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

THIS DOCUMENT IS RE-RECORDED TO
INCLUDE THE LEGAL DESCRIPTION.
STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Six Hundred Twenty Thousand and 00/100 (\$620,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **NICOLE SAIA and NORMAN SAIA, WIFE AND HUSBAND**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **ERIN D. BARROW and JOSH BARROW**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO

\$424,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

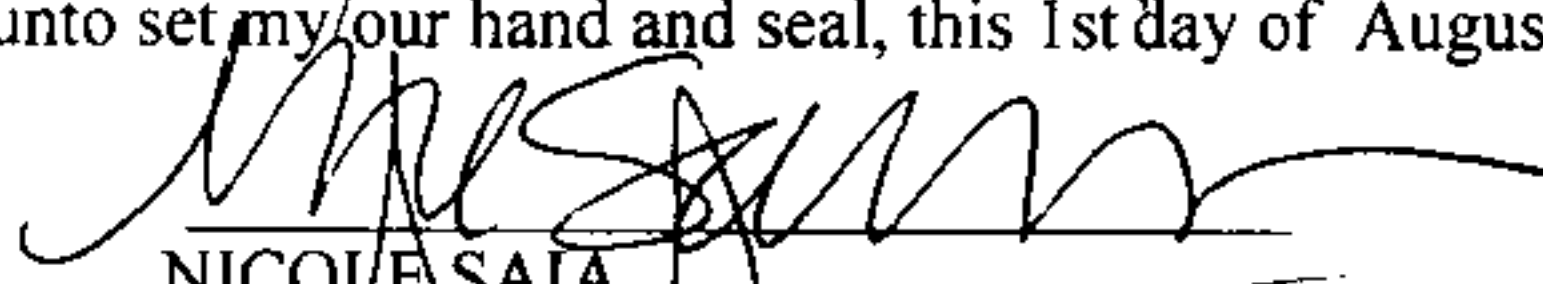

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.


IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 1st day of August, 2017.


NICOLE SAIA

NORMAN SAIA

STATE OF ALABAMA
COUNTY OF JEFFERSON

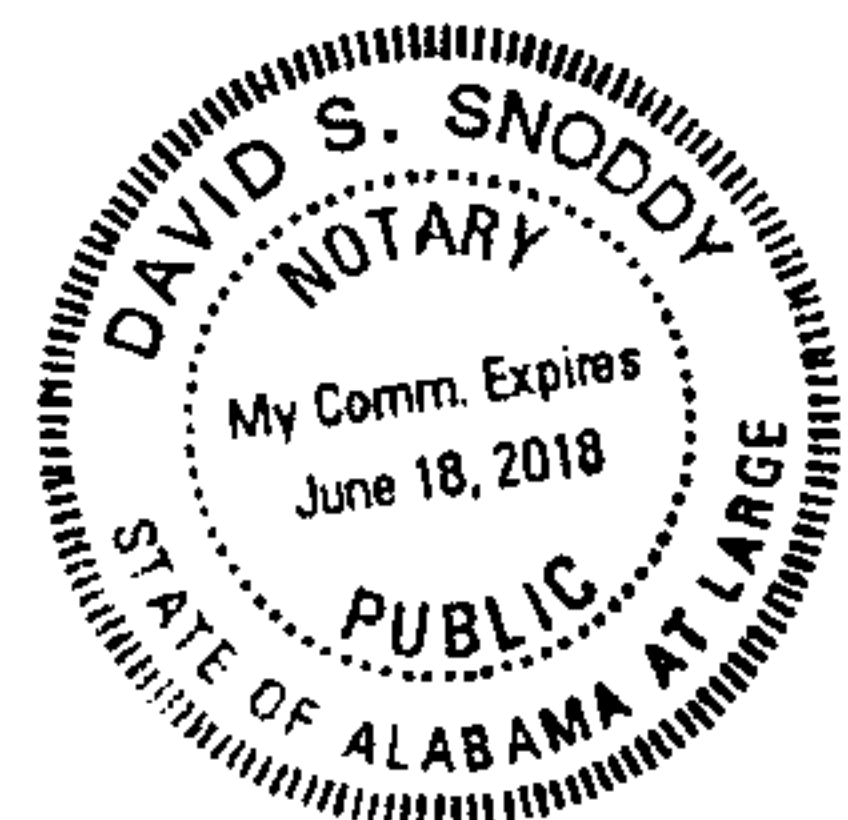
I, the undersigned, a Notary Public in and for said State and County, hereby certify that NICOLE SAIA and NORMAN SAIA is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2017.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35203




Shelby County, AL 08/07/2017
State of Alabama
Deed Tax: \$196.00

EXHIBIT "A"

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as follows: A parcel of land situated in the Southwest 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of above said Section, Township and Range; thence South 00 degrees 00 minutes 00 seconds East a distance of 843.91 feet; thence North 84 degrees 34 minutes 01 seconds West a distance of 259.92 feet to the point of beginning; thence continue along the last described course, a distance of 299.18 feet; thence North 30 degrees 53 minutes 32 seconds West a distance of 63.78 feet to a point, said point being the beginning of a curve to the left having a radius of 493.00 feet, a central angle of 17 degrees 08 minutes 44 seconds and subtended by a chord which bears North 39 degrees 27 minutes 53 seconds West and a chord distance of 146.98 feet; thence along the arc of said curve a distance of 147.53 feet; thence North 48 degrees 02 minutes 15 seconds West a distance of 165.20 feet; thence South 84 degrees 34 minutes 01 seconds East a distance of 549.31 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 254.98 feet to the point of beginning.

Also, a right of way road or easement being 30 feet in width and to be used for the purpose of ingress and egress and fully extending Northwesterly from the Carolyn Nivens 7.5 acre tract to the pavement of Shelby County Highway 39 and to be described as being 15 feet in uniform width on each side of the following centerline description: From the Southwest corner of the Southeast 1/4 of Southwest 1/4 of Section 4, Township 20 South, Range 1 West Shelby County, Alabama, run North along the West 1/4-1/4 line 498.28 feet to an iron pin; thence turn right 91 degrees 15 minutes and run Easterly to an iron pin (Northwest corner of Nivens 7.5 acre tract); thence continue Easterly along last named course for 96.5 feet to the point of beginning of herein described centerline, thence turn left 130 degrees 15 minutes and run Northwesterly 227.5 feet; thence turn left 14 degrees 03 minutes and continue Northwesterly 263.3 feet; thence turn right 31 degrees 32 minutes and continue Northwesterly 175.1 feet; thence turn right 12 degrees 51 minutes and continue Northwesterly 95.6 feet; thence turn left 13 degrees 25 minutes and continue Northwesterly 263 feet to a point in the pavement of Shelby County Highway #39 and point of ending of the Southeast 1/4 of Southwest 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.


20170906000324670 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/06/2017 09:05:42 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name NICOLE SAIA
Mailing Address: 270 Doug Baker Blvd
Suite 700-322
Birmingham, AL 35242
Property Address 193 MERRY GLEN RD
CHELSEA, AL 35043

Grantee's Name ERIN D. BARROW
Mailing Address: 193 MERRY GLEN RD
CHELSEA, AL 35043

Date of Sale: August 1, 2017

Total Purchaser Price \$620000.00

or

Actual Value \$

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

___ Appraisal

___ Sales Contract

___ Other

 x Closing Statement

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date AUGUST 1, 2017

Print

Nicole Saia

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

2017090600324670 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/06/2017 09:05:42 AM FILED/CERT

20170807000284840 2/2 \$214.00
Shelby Cnty Judge of Probate, AL
08/07/2017 01:26:43 PM FILED/CERT

