

20170919000340210

09/19/2017 07:56:29 AM

CORDEED 1/2

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**CORRECTIVE QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, **TLR AL, LLC** (hereinafter called the Grantor), the receipt whereof is hereby acknowledged the Grantor, hereby **RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS** to **Justin O'Neal and Jennifer Bowman O'Neal** (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description: Lot 124 of Shelby Springs Farm, Camp Winn, Sector 2, Phase 2 as recorded in Map Book 26, Page 58, in the Office of the Judge of Probate, Shelby County, Alabama and being situated in the West Half of the Section 8, Township 22 South, Range 1 West.

Parcel #: 29-3-08-0-002-018.000

This Quitclaim deed is being executed to correct the error regarding the lot number that was on the quitclaim deed recorded in Instrument No 20170829000315570. TLR AL, LLC lot number is 123. Further, TLR AL, LLC has no interest in Lot 124.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this the 18 day of September, 2017.

TLR AL, LLC

By: 

Kirk Allison

Its: Authorized Manager

STATE OF NEW YORK )  
COUNTY OF NEW YORK )

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Kirk Allison, whose name as authorized manager of TLR AL, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 18<sup>th</sup> day of September, 2017.

  
Notary Public

My commission expires: April 22, 2020

Instrument Prepared By:  
Mark A. Pickens, Attorney at Law

P.O. Box 59372  
Birmingham, Alabama 35259  
09-0111 and 17-0043

Send Tax Notice To:  
Justin O'Neal and Jennifer Bowman  
O'Neal as reflected on Instrument  
Number 20170412000122980



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/19/2017 07:56:29 AM  
\$19.00 DEBBIE  
20170919000340210

*Justin O'Neal*

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### Real Estate Sales Validation Form

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

Grantor's Name TLR AL, LLC  
Mailing Address 40 WTA  
201 Longway RD  
Stevens AL 35615

Grantee's Name Justin O'Neal  
Mailing Address 6609 Postock Drive  
Hueytown AL 35022

Property Address Le Ray Drive  
Calera AL 35040

Date of Sale 4/11/17  
Total Purchase Price \$ 27000.00  
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  
☐ 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 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 9/18/17

Print *Justin O'Neal*