


Parcel I.D. #:

Send Tax Notice To: John & Angela Alexander
991 Hwy. 86
Calera, AL 35040

CORRECTIVE WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20171101000396500 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
11/01/2017 02:12:58 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of One Hundred Three Thousand Four Hundred Dollars and 00/100 (\$ 103,400.00), the receipt of sufficiency of which are hereby acknowledged, that **Burble B. Alexander and Ann Alexander, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **John Thomas Alexander and Angela Dawn Alexander, a married couple**, hereinafter known as the GRANTEE;

Lot 3, according to the map of East Calera Farms, as recorded in Map Book 12, Page 33, in the Probate Office of Shelby County, Alabama.

AND

Commence at the southwest corner of the NW 1/4 of the SE 1/4 of Section 13, Township 22 South, Range 2 west, Shelby County, Alabama, and run thence easterly along the south line of said quarter-quarter a distance of 196.88' to the Point of Beginning of the property being described; Thence continue along last described course a distance of 651.55' to a point; Thence turn 90 degrees 00' 00" left and run northerly a distance of 45.0' to a point; Thence turn 93 degrees 56' 58" left and run west-southwesterly a distance of 653.10' to the Point of Beginning, containing 0.34 of an acre.

LESS & EXCEPT

Commence at the southwest corner of the NW 1/4 of the SE 1/4 of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence easterly along the south line of said quarter-quarter section a distance of 994.12' to the Point of Beginning of the property being described; Thence continue along last described course a distance of 278.12' to a point; Thence turn 157 degrees 48' 07" right and run southwesterly along the northerly right of way line of Shelby County Highway No. 86 a distance of 257.35' to a point; Thence turn 90 degrees 00' 00" right and run north-northwesterly a distance of 105.45' to the Point of Beginning, containing 0.31 acres and marked on each corner with a steel pin.

Including one 1989 New Indies 28'x64' mobile home possessing serial number 1895300 A&B.

Subject to any and all easements, rights of way, covenants and restrictions of record.

THIS DEED WAS MADE TO CORRECT THE LEGAL DESCRIPTION THAT WAS STATED IN THAT CERTAIN DEED RECORDED AS INSTRUMENT # 20171020000381190, IN THE SHELBY COUNTY JUDGE OF PROBATE OFFICE.

SAID CORRECTION WAS MADE BY ADDING THE DESCRIPTION OF PROPERTY (INSTRUMENT # 1994-30681) LEFT OUT OF THE DEED BEING CORRECTED AND BY DELETING THE LEGAL DESCRIPTION OF PROPERTY PREVIOUSLY CONVEYED BY THE GRANTORS HEREIN IN INSTRUMENT 1994-30682.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded in Book 271, Page 14, in the Probate Judge's Office of Shelby County, Alabama.


TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 30 Day of OCT, 2017.

Burble B. Alexander
Burble B. Alexander
Grantor

Ann Alexander
Ann Alexander
Grantor


20171101000396500 2/4 \$25.00
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Burble B. Alexander* and *Ann Alexander, a married couple*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 30 Day of
OCT-, 2017.



NOTARY PUBLIC

My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



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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 Bryce & Ann Alexander
Mailing Address POB 799
Calera, AL 35040

Grantee's Name John & Angela Alexander
Mailing Address 991 Hwy. 86
Calera, AL 35040

Property Address 955 Hwy. 86
Calera, AL 35040

Date of Sale 10/22/17
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 103,400.-

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 Records

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 10/27/17

Print Ann Alexander

Sign Ann Alexander

(Grantor/Grantee/Owner/Agent) circle one

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ified by)