

WARRANTY DEED OF CORRECTION

THE PURPOSE OF THIS DEED OF CORRECTION IS TO CORRECT THE LEGAL DESCRIPTION OF THAT CERTAIN DEED DATED MARCH 6, 2017, AND FILED DECEMBER 28, 2017, IN INSTRUMENT 20171228000461290, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Rodney E. Davis  
100 Wisteria Drive  
Chelsea, AL 35043

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One and no/100 Dollars (\$1.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **CHELSEA ONE, LLC**, (herein referred to as Grantor), grant, bargain, sell and convey unto **RODNEY E. DAVIS** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lots 416 and 417, according to the survey of Lime Creek Phase 4 at Chelsea Preserve, as recorded in Map Book 37, Page 97, in the Office of Judge of Probate of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Michael Henry Strong**, its **Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this \_\_\_\_ day of January, 2018.

CHELSEA ONE, LLC

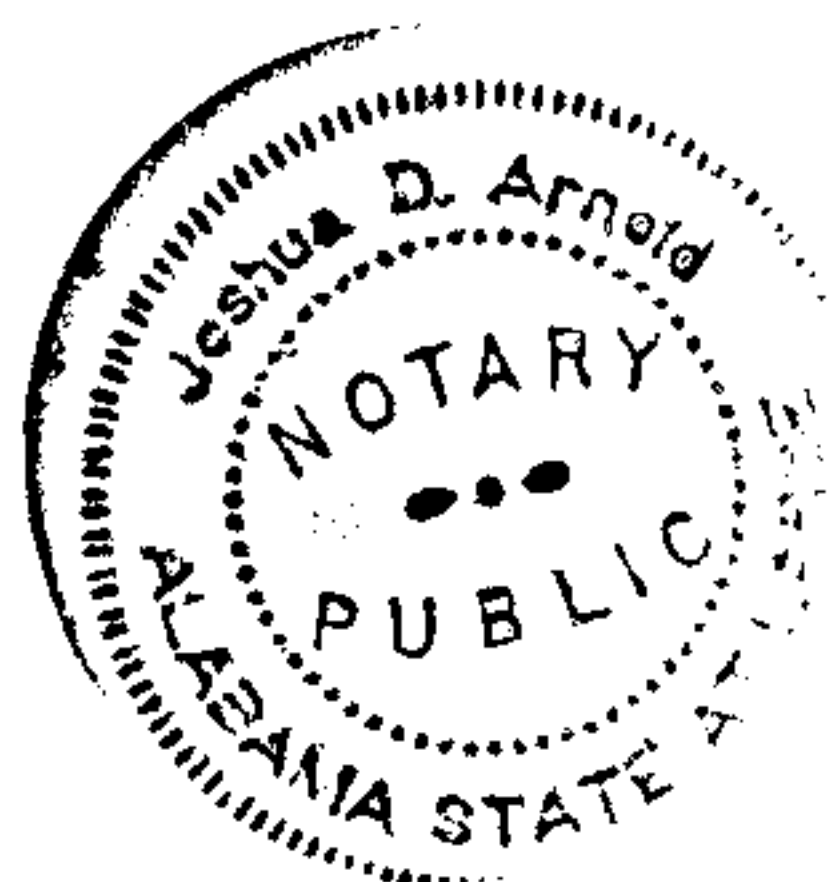
  
BY: **Michael Henry Strong**  
ITS: **Member**

STATE OF ALABAMA


COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael Henry Strong**, whose name as **Member** of **CHELSEA ONE, LLC**, 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 this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 23<sup>rd</sup> day of January, 2018.

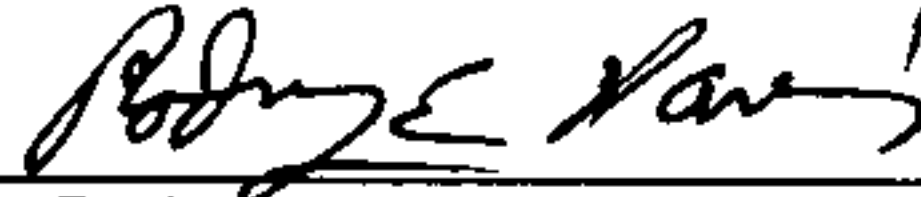


  
Notary Public  
My Commission Expires: 01-21-2019

  
20180124000024270 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/24/2018 03:06:04 PM FILED/CERT

In Witness Whereof, the said Grantor, by **Rodney E. Davis**, its **Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this \_\_\_\_ day of January, 2018.

CHELSEA ONE, LLC




BY: Rodney E. Davis  
ITS: Member

STATE OF ALABAMA


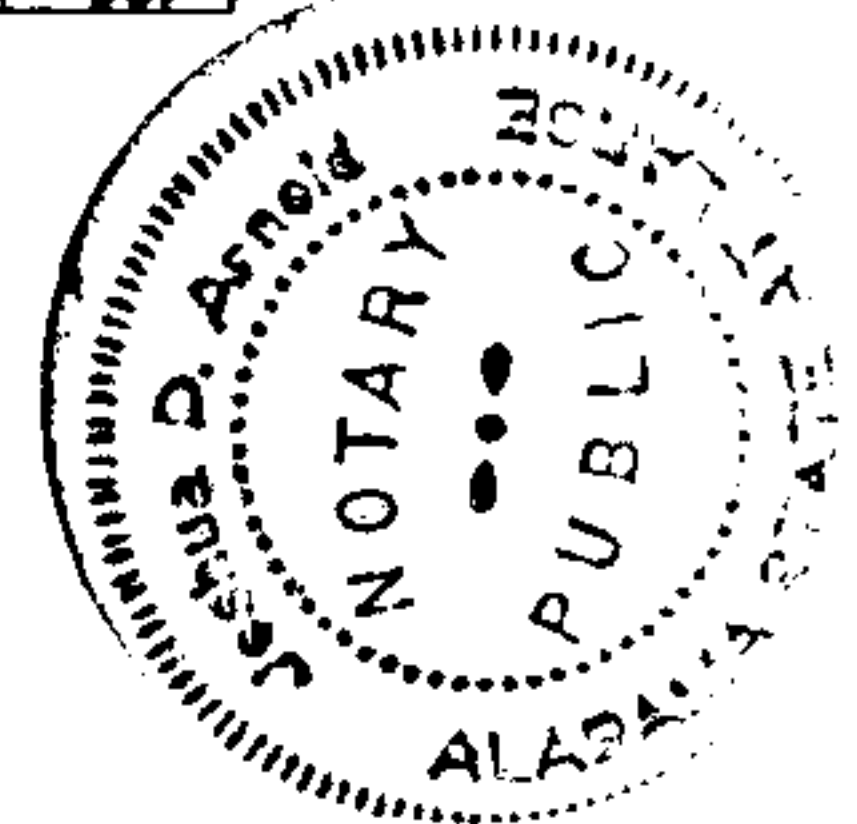
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rodney E. Davis**, whose name as **Member** of **CHELSEA ONE, LLC**, 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 this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 23<sup>rd</sup> day of January, 2018.



Notary Public  
My Commission Expires: 01-21-2019



20180124000024270 2/3 \$22.00  
Shelby Cnty Judge of Probate: AL  
01/24/2018 03:06:04 PM 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 CHELSEA ONE, LLC  
Mailing Address P.O. Box 520  
CHELSEA, AL 35043

Grantee's Name RUDNEY E. DAVIS  
Mailing Address 100 WISTERIA DRIVE  
CHELSEA, AL 35043

Property Address LOT 416 : LOT 417  
LIME CREEK SUBDIVISION  
CHELSEA, AL 35043

Date of Sale 01-24-2018  
Total Purchase Price \$ 0  
or  
Actual Value \$ 0  
or  
Assessor's Market Value \$ 0

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 01-24-2018

Print JOSHUA D. ARNOLD

☒ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

