

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

20180214000048710
02/14/2018 12:04:54 PM
CORDEED 1/4

CORRECTIVE QUITCLAIM DEED

For and in consideration of one and no/100 dollars (\$1.00) and other good and valuable consideration to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, ROBERT L PHILLIPS, unmarried man (herein referred to as GRANTOR), does hereby remise, release quit-claim and convey unto FERNANDO PEREZ AND MARIA ESTHER RODRIGUEZ, their heirs, successors and assigns, (herein referred to as GRANTEE), the following described real estate, situated in the County of Shelby and State of Alabama, to-wit:

See Attached Exhibit A.

THIS DEED IS FILED TO CORRECT THAT CERTAIN WARRANTY FROM MIKE CRAFT AND ROBERT L. PHILLIPS TO FERNANDO PEREZ AND MARIA ESTHER RODRIGUEZ RECORDED IN INSTRUMENT NUMBER 20050908000465330. THE CONVEYANCE BY ROBERT L. PHILLIPS' INTEREST WAS EXECUTED BY MIKE CRAFT BY POWER OF ATTORNEY. THE POWER OF ATTORNEY PURPORTED TO GRANT MIKE CRAFT AUTHORITY TO EXECUTE THE DEED INSTRUMENT NUMBER 20050908000465330 WAS DATED AFTER THE DATE OF THE DEED SAID DEED.

THE PREPARER OF THIS INSTRUMENT HAS ACTED AS
SCRIVENER ONLY.

THE PREPARER WAS NOT EMPLOYED TO EXAMINE THE TITLE TO
THE LAND, HAS NOT EXAMINED THE TITLE TO THE LAND AND
MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE
TO THE LAND CONVEYED HEREIN.

No words, or provisions of this instrument are intended to operate as or imply covenants or warranty of title.

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

TO HAVE AND TO HOLD to the said GRANTEES, FERNANDO PEREZ AND MARIA ESTHER RODRIGUEZ, forever.

IN WITNESS WHEREOF, ROBERT L. PHILLIPS, executed this instrument on this the 19th day of SEPTEMBER, 2017.

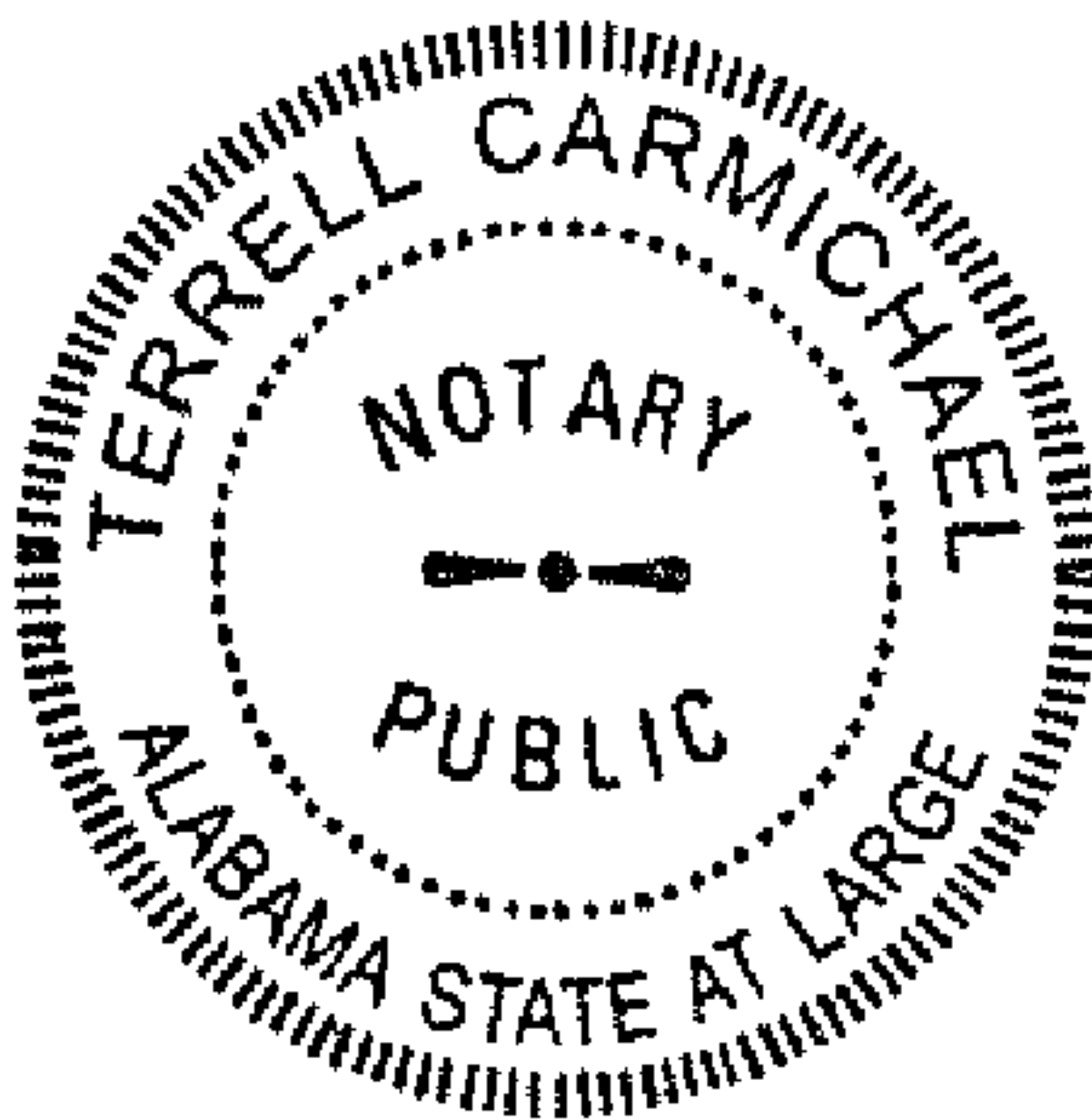
Robert L. Phillips
ROBERT L. PHILLIPS

THE STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that ROBERT L. PHILLIPS, whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19th day of September 2017.

SEAL



T. Carmichael
Notary Public
My Commission Expires: 07/15/2020

THIS INSTRUMENT PREPARED BY:

David A. Bedgood
P. O. BOX 360234
BIRMINGHAM, AL 35236
davidbedgoodesq@gmail.com

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF TH SE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 22, FOR A DISTANCE OF 872.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SOUTH LINE A DISTANCE OF 73.13 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 62 DEGREES 45 MINUTES FOR A DISTANCE OF 181.02 FEET TO THE RIGHT OF WAY LINE OF OLD HIGHWAY 280; THENCE TURN AN ANGLE TO THE RIGHT OF 89 DEGREES 47 MINUTES FOR A DISTANCE OF 65 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 13 MINUTES FOR A DISTANCE OF 214.75 FEET TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Robert L. Phillips
Mailing Address c/o David A. Bedgood
P.O. Box 360234
Birmingham, AL 35236

Grantee's Name Fernando Perez & Maria Rodrigue
Mailing Address 3445 Westover Rd
Sterrett, AL 35147

Property Address 3445 Westover Rd
Sterrett, AL 35147

Date of Sale Sept. 19, 2017
Total Purchase Price \$ 1.00

or
Actual Value \$

Assessor's Market Value \$

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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 Quitclaim 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 2/14/18

Print Mark Husted

Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/14/2018 12:04:54 PM
\$25.00 CHERRY
20180214000048710

[Signature]

Form RT-1