

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made and entered into on this 15th day of May, 2018, by and between Billy Gene Tipton and Karen Jean Tipton, husband and wife, party of the first part, and Jeffery Scott Tipton, party of the second part.

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) to the party of the first part, in hand paid by the party of the second part, and other valuable consideration, the receipt whereof is hereby acknowledged, the party of the first part has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the party of the second part, in fee simple, the following described real estate, to-wit:

Lot 2 of the survey of the Tipton Family Subdivision recorded in Map Book 48, Page 80 and lying in and being part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 10; thence S 88°27'E for a distance of 434.59' to a point marked with a capped pin, also known as the point of beginning; thence continue S 88°27' E for a distance of 361.52' to a point marked with a capped pin; thence N 01°33'E for a distance of 361.50' to a point marked with a capped pin; thence N 88°27' W for a distance of 361.52' to a point marked with a capped pin; thence S 01°33' W for a distance of 361.50' to the point of beginning.

Also, a 60' Easement:

Commence at the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 10, thence S 88°27'E for a distance of 434.59' to a point marked with a capped pin; thence continue S 88°27'E for a distance of 361.52' to a point marked with a capped pin; thence N 01°33'E for a distance of 361.50' to a point marked with a capped pin; thence N 88°27' W for a distance of 190.35' to a point also known as the point of beginning of said 60' Easement; thence N 09°49' W for a distance of 339.00' to a point marked with a ½" rebar lying on the South right of way of Autumn Drive; thence N 65°42' W along said South right of way for a distance of 71.80' to a point marked with a capped pin; thence S 09°49' E for a distance of 367.32' to a point on the North line of Lot 2, map Book 48, Page 80; thence S 88°27' E for a distance of 60.53' to the point of beginning.

Subject to taxes for the current year, easements of record, easements as located, and restrictions of record, if any.

The purpose of this corrective deed is to correct the legal description in that certain deed recorded on November 20, 2017 as document 20171120000419210 in the Office of the Judge of Probate of Shelby County, Alabama by including the access easement that was omitted in the original deed.

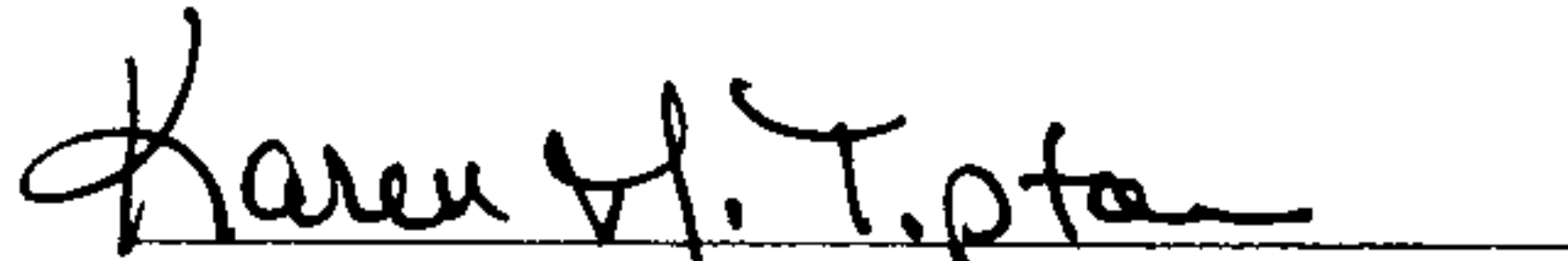
TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the party of the second part, his or her heirs and assigns, in fee simple.

And the party of the first part does hereby covenant with the part of the second party that it is lawfully seized in fee of the said premises, that it has good right to sell and convey the same; that

said premises are free from encumbrance, except as herein stated; and that it will forever warrant and defend the title to said premises against the lawful claims and demands of all persons, whosoever.

IN WITNESS WHEREOF, the party of the first part has hereto set its hand and seal on this the day and year herein first above written.

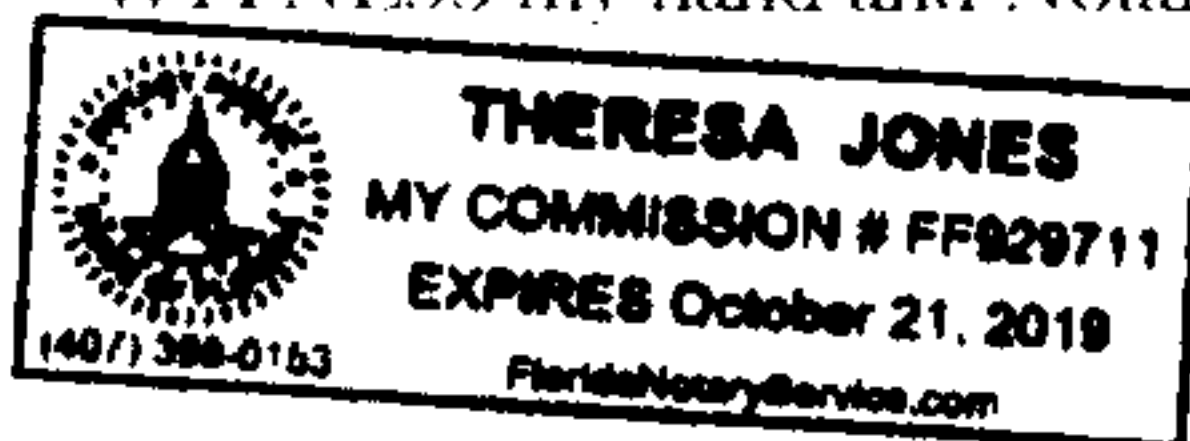
 [SEAL]
Billy Gene Tipton

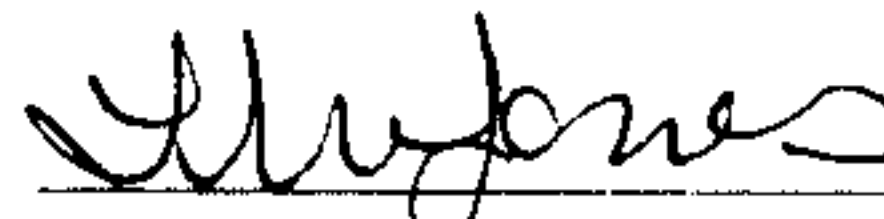
 [SEAL]
Karen Jean Tipton

State of Alabama
County of Calhoun

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that on this 14th day of May, 2018, personally appeared Billy Gene Tipton, who, being known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on this day.

WITNESS my hand and Notarial Seal.





Notary Public
My commission expires 10/21/2019

State of Alabama
County of Calhoun

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that on this 15 day of May, 2018, personally appeared Karen Jean Tipton, who, being known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on this day.

WITNESS my hand and Notarial Seal.

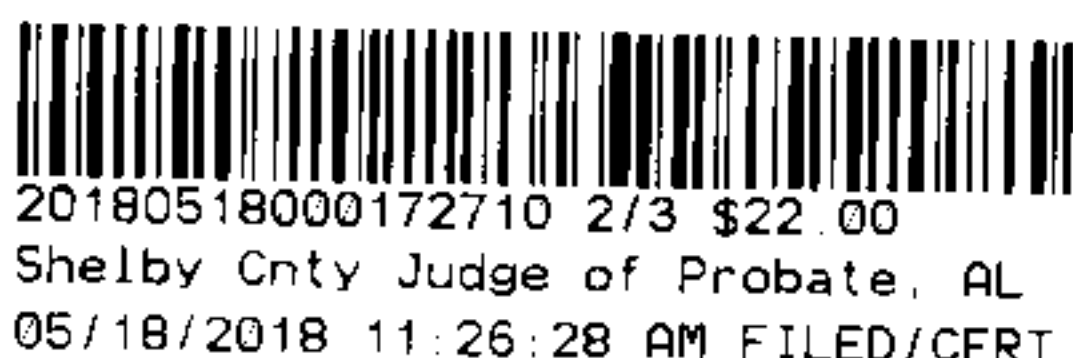

Notary Public
My commission expires 12/9/20

GRANTEES MAILING ADDRESS:

1176 Autumn Lane
Vincent, AL 35178

THIS INSTRUMENT PREPARED BY:

Robinson Law Firm, LLC
620 East 11th Street
Anniston, AL 36207
Telephone: 256-237-7779 Fax: 256-237-7780
File # 18-0074GDR



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Billy Gene and Karen Jean Tipton</u>	Grantee's Name	<u>Jeffery Scott Tipton</u>
Mailing Address	<u>1176 Autumn Lane Vincent, AL 35178</u>	Mailing Address	<u>1176 Autumn Dr Vincent, AL 35178</u>
Property Address	<u>1176 Autumn Dr Vincent, AL 35178</u>	Date of Sale	<u>5/10/18</u>
		Total Purchase Price	_____
		Or	
		Actual Value	<u>\$9,945.00</u>
		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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> </u> Sales Contract	<u> X </u> Other –Corrective Deed
<u> </u> 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 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.

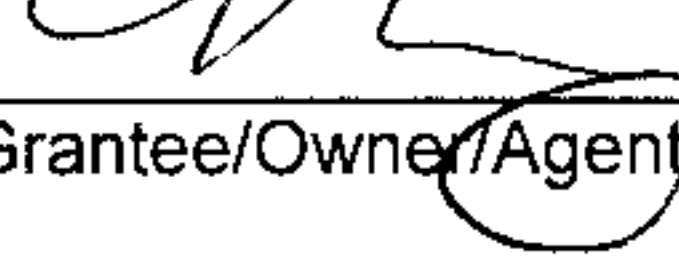
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 5-15-18

Print: Robinson Law Firm, LLC

Unattested
(verified by)

Sign By: 
(Grantor/Grantee/Owner/Agent) circle one
Form RT-1

