

WARRANTY DEED TO PERFECT TITLE

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

Send tax notice to:
Chelsea Short & Jacob Short
100 Hobbs Lane
Sterrett, AL 35147

STATE OF ALABAMA
COUNTY OF SHELBY

20180726000266800
07/26/2018 09:52:07 AM
DEEDS 1/8

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **LARRY KENT, an unmarried man, FAITH B. LACEY, an unmarried woman, HOPE LACEY CAMPBELL, a married woman, KELLY LACEY O'BRIEN, a married woman, and MEGAN LACEY LYLE, a married woman** (herein referred to as Grantors) grant, bargain, sell and convey unto **CHELSEA SHORT and JACOB SHORT** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is a Deed of Correction to perfect title under recorded deeds in Instrument No. 20160726000260910 and Instrument No. 20160726000260930, in the Probate Office of Shelby County, Alabama.

The Grantors herein, FAITH B. LACEY, HOPE LACEY CAMPBELL, KELLY LACEY O'BRIEN, and MEGAN LACEY LYLE are the sole-surviving heirs at law of Tom Lacey, deceased, Grantee of those certain deeds recorded in Instrument No. 1993-1446 and Instrument No. 1993-1447. Affidavit as to Heirs filed simultaneously herewith.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, **LARRY KENT**, has hereunto set my hand and seal this 20 day of July, 2018.



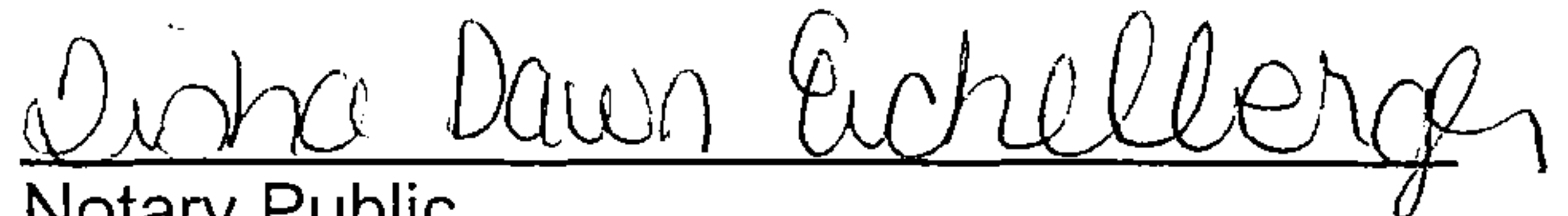
LARRY KENT

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LARRY KENT**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

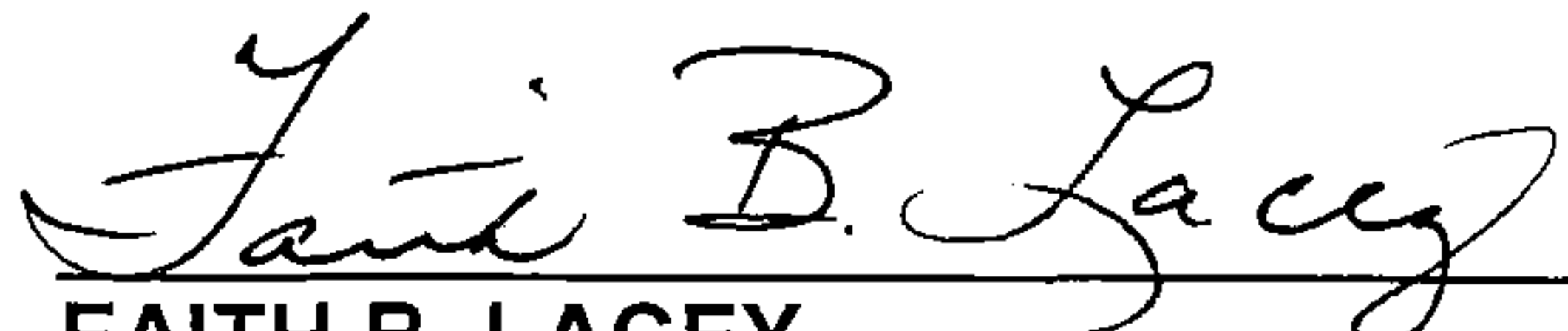
Given under my hand and official seal this 20 day of July, 2018.



Notary Public
My Commission Expires: 10-19-2020

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020

In Witness Whereof, **FAITH B. LACEY**, has hereunto set my hand and seal this 19th day of July, 2018.



FAITH B. LACEY

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **FAITH B. LACEY**, whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, 2018.

JERRICA P. FLETCHER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 01, 2021



Notary Public
My Commission Expires: 5-1-21

In Witness Whereof, **HOPE LACEY CAMPBELL**, has hereunto set my hand and seal
this 19 day of July, 2018.

Hope Lacey Campbell
HOPE LACEY CAMPBELL

STATE OF Alabama

COUNTY OF Shelby

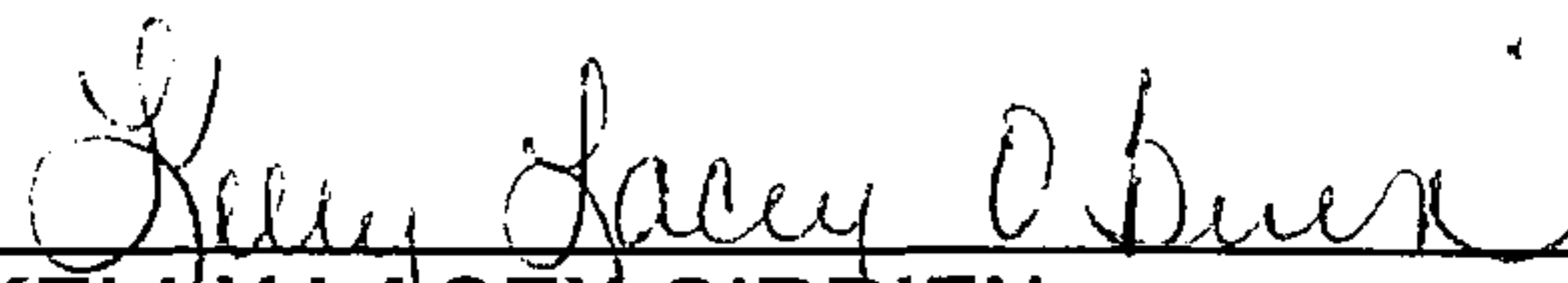
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **HOPE LACEY CAMPBELL**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the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

Given under my hand and official seal this 19 day of July, 2018.

Tisha Dawn Eichelberger
Notary Public
My Commission Expires: 10-19-2020

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020

In Witness Whereof, **KELLY LACEY O'BRIEN**, has hereunto set my hand and seal
this 19 day of July, 2018.

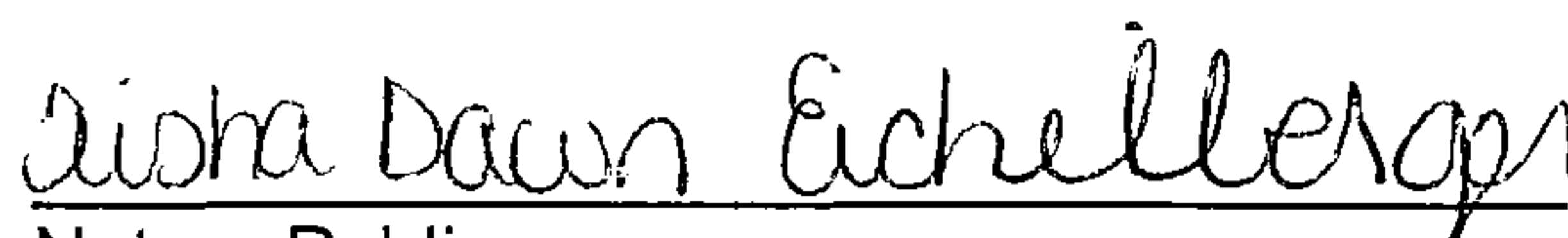

KELLY LACEY O'BRIEN

STATE OF Alabama

COUNTY OF Shelby

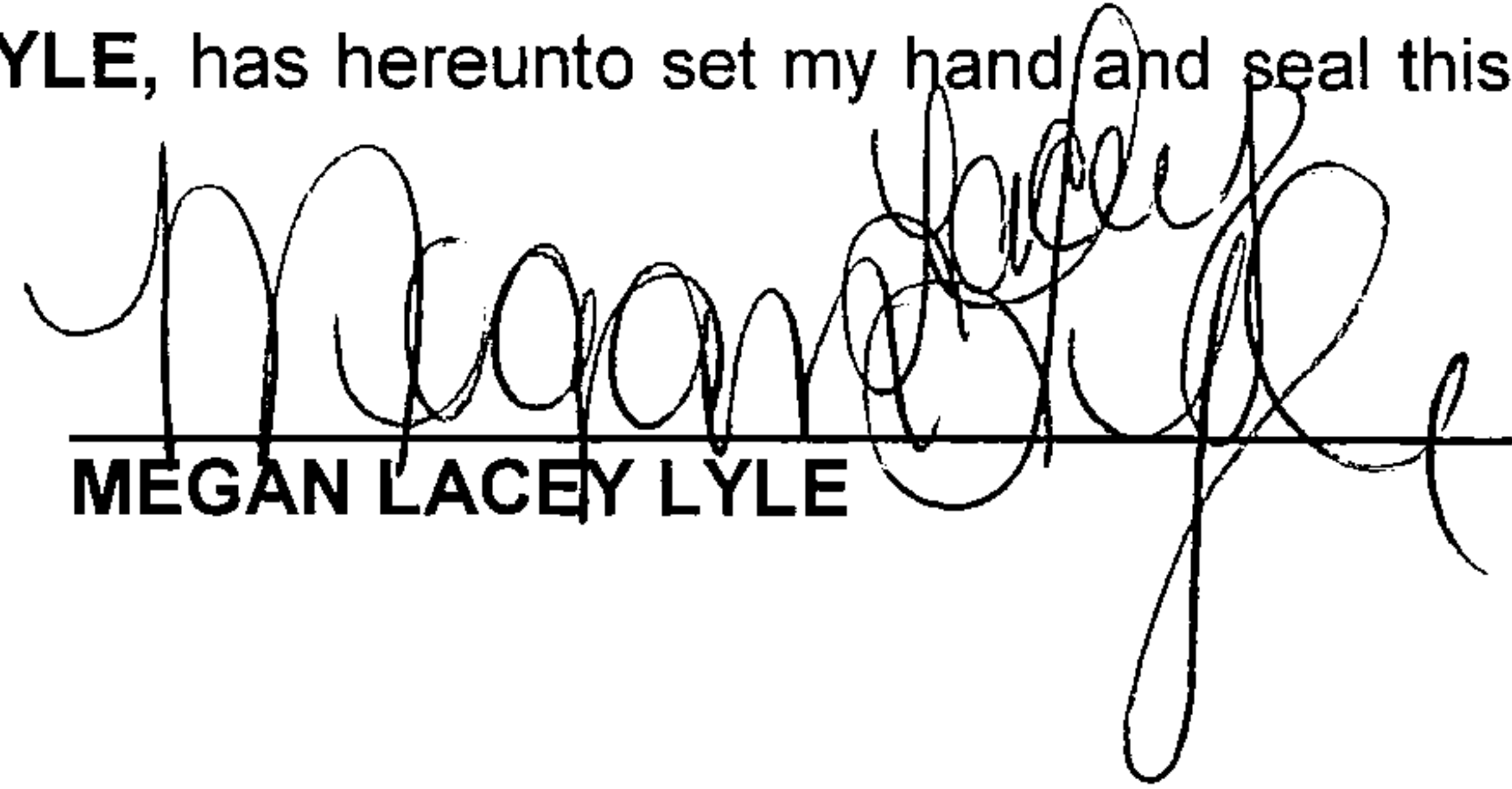
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KELLY LACEY O'BRIEN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the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

Given under my hand and official seal this 19 day of July, 2018.


Notary Public
My Commission Expires: 10-19-2020

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020

23 In Witness Whereof, **MEGAN LACEY LYLE**, has hereunto set my hand and seal this day of July, 2018.


MEGAN LACEY LYLE

STATE OF Alabama

COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MEGAN LACEY LYLE**, whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of July, 2018.


Notary Public
My Commission Expires: 6/24/21

EXHIBIT "A"

Parcel II

Part of the NW ¼ of the SE ¼ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama.

Begin at a found cap (Farmer) rebar, being the SW corner of Lot 88, Bridlewood Parc Sector 3, as recorded in Map Book 20, Page 41, in the Shelby County Probate Office; thence run S 89°02'35" E, along the South line of said Lot 88, and it's extention for 479.66' to a set cap rebar; thence run S 0°31'18" E for 303.40' to a set cap rebar; thence run N 88°34'53" W for 352.21'; thence run N 88°34'04" W for 138.22' to a set cap rebar, being 25 feet East of Bridlewood Parc Road; thence run N 1°30'58" E, along said right of way, for 299.33' to the point of beginning.

Parcel III

Part of the NW ¼ of the SE ¼ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama.

Commence at a found cap (Farmer) rebar, being the SW corner of Lot 88, Bridlewood Parc Sector 3, as recorded in Map Book 20, Page 41, in the Shelby County Probate Office; thence run S 1°30'58" W, along the Easterly right of way of Bridlewood Parc Road, for 299.33' to a found cap rebar, and the point of beginning; thence run S 1°20'52" W, along said right of way for 247.20' to a found cap rebar; thence run S 88°29'48" E for 146.30' to a set cap rebar; thence run N 0°31'22" W for 247.53'; thence run N 88°34'04" W for 138.22' 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 Larry Kent &
 Mailing Address Tom Lacey Heirs
130 Bluebird Ln
Shelby, AL 35143

Grantee's Name Chelsea & Jacob
 Mailing Address Short
100 Hobbs Ln
Sterrett, AL 35147

Property Address 0 Bridlewood Parc Rd
Helena, AL 35080

Date of Sale 7-23-18Total Purchase Price \$ 0

or

Actual Value \$ \$ 8,000.00

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☐ Appraisal☒ Sales Contract☒ OtherDeed to Perfect title☒ 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 _____

Print

B. CHRISTOPHER BATTLES

Unattested _____

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/26/2018 09:52:07 AM
 \$40.00 CHERRY
 20180726000266800