

20180925000341600
09/25/2018 01:06:42 PM
CORDEED 1/3

Send tax notice to:
Dale D. McKee
2071 Royal Fern Lane
Hoover, AL 35244

This Instrument Prepared by:
Gregory D. Hyde, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED

CORRECTIVE TRUSTEE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms of the Bruce Lee McKee Management Trust dated December 6, 2002, the undersigned Grantor, Dale D. McKee, in her capacity as Trustee of said Trust, with the general authority to execute conveyances conferred upon the Trustee, does grant, bargain, sell and convey unto Dale D. McKee, an unmarried woman (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-B according to a Resurvey of Lots 2-A and 2-B of a Resurvey of Lots 1, 2, 3, 4, 5 and Part of the Common Area of Chadwick Square, as recorded in Map Book 14, Page 22, and Map Book 20, Page 122, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

SOURCE OF TITLE: Instrument No. 1995-01487 and Instrument 20170925000348610

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

This corrective deed is given to correct the legal description contained in that certain Trustee's Deed dated August 29, 2017 and recorded in the Probate Office of Shelby County, Alabama, as Instrument No. 20170925000348610.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns forever.

This instrument is executed by the Grantor solely in her representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in her individual capacity, and the liability of the Grantor is expressly limited to her representative capacity named herein.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on September 21, 2018.

Dale D. McKee

Dale D. McKee, as Trustee of the Bruce Lee McKee Management Trust dated December 6, 2002

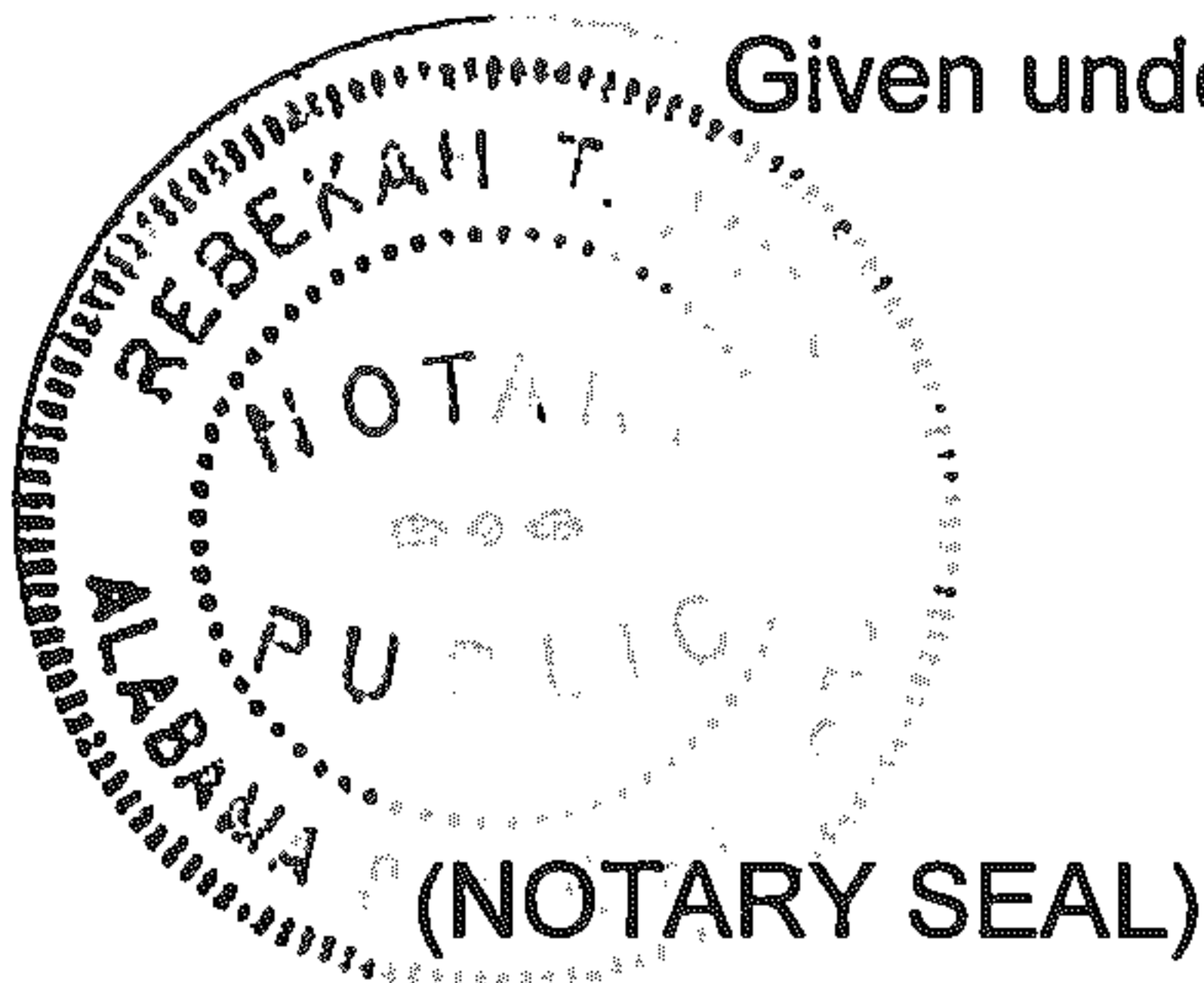
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Dale D. McKee, whose name as Trustee of the Bruce Lee McKee Management Trust dated December 6, 2002, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she, in her capacity as Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on September 21, 2018.

Rebekah T. Mize
Notary Public

Rebekah T. Mize
Printed Name

My Commission Expires: 9-30-2018



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

Grantor's Name Dale D. McKee, Trustee
 Mailing Address 2071 Royal Fern Lane
Hoover, AL 35244

Grantee's Name Dale D. McKee
 Mailing Address 2071 Royal Fern Lane
Hoover, AL 35244

Property Address 2071 Royal Fern Lane
Hoover, AL 35244

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ 0.00 - CORRECTIVE DEED
 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)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other _____

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 9-21-2018

Print Gregory D. Hyde

☒ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/25/2018 01:06:42 PM
 \$22.00 CHERRY
 20180925000341600

Print Form

Form RT-1

Allen S. Bayl