

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243


20181002000351240 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/02/2018 10:57:16 AM FILED/CERT

Send Tax Notice To:
Christine B. Loyd
51 Lay Lake Way
Shelby, AL 35143

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

)
) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JOE T. LOYD, A MARRIED MAN

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

CHRISTINE B. LOYD

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See the attached Exhibit A for the legal description

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

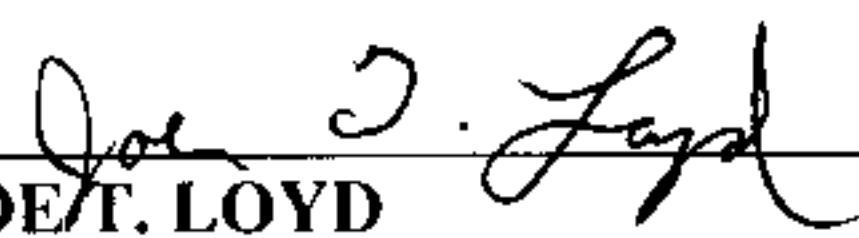
The above described property constitutes the homestead of the Grantor and the Grantor's Spouse, Christine B. Loyd. By signing this deed, the Grantor's Spouse consents to this conveyance.

The purpose of this deed is to correct the legal description described in that certain warranty deed recorded at Instrument number 20180710000245350 on July 10, 2018 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20 day of Sept, 2018.


JOE T. LOYD

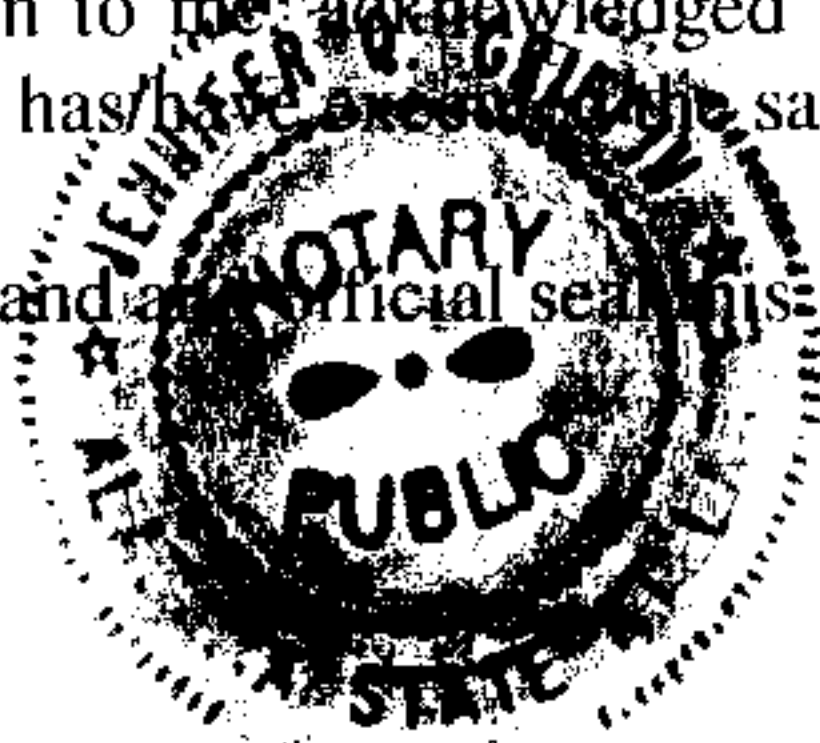

CHRISTINE B. LOYD

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

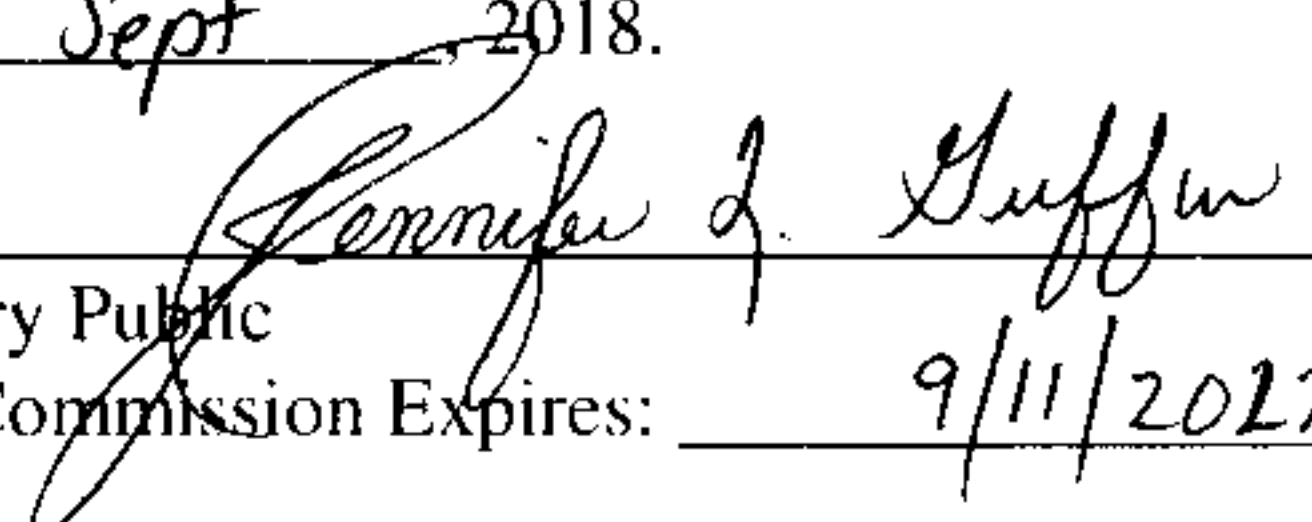
I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that JOE T. LOYD and CHRISTINE B. LOYD, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

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



Notary Public

My Commission Expires:


9/11/2022

SCHEDULE A – LEGAL DESCRIPTION

PARCEL A:

A parcel of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East, in Shelby County, Alabama, and being more particularly described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East; thence North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 212.79 feet; thence 79 deg. 00 min. 00 sec. to the left a distance of 174.13 feet; thence 62 deg. 04 min. 00 sec. to the left a distance of 76.69 feet to the point of beginning; thence continue along the last described course a distance of 153.95 feet; thence 90 deg. 58 min. 36 sec. to the left a distance of 92.11 feet; thence 93 deg. 07 min. 12 sec. to the left a distance of 100.65 feet; thence 26 deg. 18 min. 23 sec. to the left a distance of 75.45 feet; thence 73 deg. 09 min. 31 sec. to the left a distance of 42.50 feet to the point of beginning.

PARCEL C:

A parcel of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East, in Shelby County, Alabama and being more particularly described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East; thence North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 212.79 feet; thence 79 deg. 00 min. 00 sec. to the left a distance of 174.13 feet; thence 62 deg. 04 min. 00 sec. to the left a distance of 230.64 feet; thence 90 deg. 58 min. 36 sec. to the left a distance of 92.11 feet; thence 130 deg. 17 min. 20 sec. to the right a distance of 50.64 feet to the point of beginning; thence 62 deg. 08 min. 38 sec. to the right a distance of 33.17 feet; thence 131 deg. 42 min. 02 sec. to the left a distance of 80.17 feet; thence 78 deg. 08 min. 47 sec. to the left a distance of 76.52 feet; thence 131 deg. 30 min. 13 sec. to the left a distance of 68.11 feet to the point of beginning.

A non-exclusive 10 foot easement of uniform width for purposes of ingress and egress over and across a dirt drive, to run with the land, connecting Shelby County Highway 71 with the above described property, and which is contained in the following described property:

PARCEL B:

A parcel of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East, in Shelby County, Alabama, and being more particularly described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East; thence North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 212.79 feet; thence 79 deg. 00 min. 00 sec. to the left a distance of 174.13 feet; thence 62 deg. 04 min. 00 sec. to the left a distance of 198.30 feet to the point of beginning; thence continue along the last described course a distance of 32.34 feet; thence 90 deg. 58 min. 36 sec. to the left a distance of 92.11 feet; thence 130 deg. 17 min. 20 sec. to the right a distance of 50.64 feet; thence 62 deg. 08 min. 38 sec. to the right a distance of 55.17 feet; thence 7 deg. 43 min. 53 sec. to the right a distance of 10.49 feet; thence S 3 deg. 50 min. 29 sec. to the right a distance of 79.42 feet; thence 27 deg. 05 min. 40 sec. to the right a distance of 94.55 feet, to a point on the Southerly right of way line of Shelby County Highway No. 71; thence 55 deg. 18 min. 20 sec. to the right, along said right of way line, a distance of 30.99 feet; thence 124 deg. 54 min. 14 sec. to the right a distance of 112.33 feet thence 59 deg. 06 min. 33 sec. to the left a distance of 56.48 feet to the point of beginning.

All being situated in Shelby County, Alabama.


20181002000351240 2/3 \$21.00
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REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDANCE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): JOE T. LOYD
MAILING ADDRESS: 51 Lay Lake Way
Shelby, AL 35143
PROPERTY ADDRESS: 51 Lay Lake Way
Shelby, AL 35143

GRANTEE NAME(S): CHRISTINE B. LOYD
MAILING ADDRESS: 51 Lay Lake Way
Shelby, AL 35143

DATE OF SALE: 9/20/2018

TOTAL PURCHASE PRICE: \$ _____

OR

ACTUAL VALUE: \$ _____

OR

ASSESSOR'S MARKET VALUE \$ _____

CORRECTIVE
deed

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 Correcting Deed Inst # 20180710000245350 recorded July 10, 2018

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 any

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 license 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 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: 9/20/2018

Print: JOE T. LOYD

Unattested
(verified by)

Sign: Joe T. Loyd
(Grantor/Grantee/Owner/Agent)

