
20181106000393260 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
11/06/2018 02:23:40 PM FILED/CERT

Send Tax Notice to:

Mr. Glenn M. Davis
765 Rockhurst Drive
Birmingham, Alabama 35209

This instrument was prepared by:
ELLIS, HEAD, OWENS & JUSTICE
113 N. Main Street
P. O. Box 587
Columbiana, Alabama 35051

QUIT CLAIM DEED OF CORRECTION

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, in hand paid to the undersigned Grantors, the receipt where of is hereby acknowledged, the said undersigned, **JAMES T. DAVIS, JR.**, a married man, and **CAROLYN ANNE STRICKLIN**, a married woman (herein referred to as Grantors), hereby remise, release, quit claim, grant, sell, and convey unto **GLENN M. DAVIS** (herein referred to as Grantee), all their right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

The NE 1/4 of SE 1/4 of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama,

Also, Parcel #2:

From a pine knot in a rock pile accepted as the NE corner of the NW 1/4 of SE 1/4 of Section 18, Township 21 South, Range 1 East, run thence South along the accepted East boundary of said NW 1/4 of SE 1/4 a distance of 129.00 feet to a 1/2-inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 1202.21 feet to a 1/2-inch rebar; thence turn 90 degrees 44 minutes 03 seconds right and run 16.00 feet to a 1/2-inch rebar; thence turn 89 degrees 15 minutes 57 seconds right and run 1195.10 feet to a 1/2-inch rebar; thence turn 66 degrees 37 minutes 59 seconds right and run 17.43 feet to the point of beginning of herein described parcel of land. Situated in the NW 1/4 of SE 1/4 of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama.

Less and except:

From a 3/4" rebar at the NE corner of Section 18, Township 21, Range 1 East, run thence South along the East boundary of said Section 18, a distance of 1329.66 feet to the NE corner of the SE 1/4-NE 1/4 according to sized Section 18, Township 21 South, Range 1 East; thence turn 01 degree 29 minutes 35 seconds right and run 939.02 feet along the accepted East boundary of said SE 1/4-NE 1/4 to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 355.00 feet to a 1/2" rebar accepted as the SE corner of said SE 1/4-NE 1/4; thence turn 88 degrees 09 minutes 10 seconds right and run 1097.30 feet along the accepted South boundary of said SE 1/4-NE 1/4 to a 1/2" rebar that is 290.00 feet East of a pine knot in a rock pile accepted as the SW corner of said SE 1/4-NE 1/4;

thence turn 24 degrees 06 minutes 03 seconds left and run 333.31 feet to a 1/2" rebar; thence turn 66 degrees 37 minutes 59 seconds left and run 1195.10 feet to a 1/2" rebar; thence turn 89 degrees 15 minutes 57 seconds left and run 16.00 feet to a 1/2" rebar on the accepted East boundary of the W 1/2-SE 1/4 of said Section 18, said point being 1331.21 feet South of a pine knot in a rock pile accepted as the NE corner of the NW 1/4-SE 1/4 of said Section 18; thence turn 89 degrees 15 minutes 57 seconds right and run 1313.08 feet along the accepted East boundary of the W 1/2-SE 1/4 of said Section 18 and a white painted line to a 1/2" rebar accepted as the SE corner of the SW 1/4-SE 1/4 of said Section 18; thence turn 93 degrees 00 minutes 21 seconds right and run 1321.73 feet along the accepted South boundary of said SW 1/4-SE 1/4 and along a white painted line to a 3/4" slick pin accepted as the SW corner of said SW 1/4-SE 1/4; thence turn 87 degrees 11 minutes 16 seconds right and run 2626.26 feet along the accepted West boundary of the W 1/2-SE 1/4 of said Section 18 and along a white painted line to a 3/4" slick pin accepted as the NW corner of the NW 1/4-SE 1/4 of said Section 18; thence turn 92 degrees 02 minutes 45 seconds right and run 1312.05 feet along the accepted North boundary of said NW 1/4-SE 1/4 and along a white painted line to a pine knot in a rock pile accepted as the SW corner of the SE 1/4-NE 1/4 of said Section 18; thence turn 91 degrees 10 minutes 58 seconds left and run 657.40 feet to a 1/2" rebar that is 1972.21 feet South of a 3/4" slick pin accepted as the NW corner of the NE 1/4-NE 1/4 of said Section 18; thence turn 43 degrees 24 minutes 52 seconds right and run 199.91 feet to a 1/2" rebar; thence turn 25 degrees 20 minutes 22 seconds right and run 155.15 feet to a 1/2" rebar; thence turn 37 degrees 44 minutes 30 seconds right and run 284.48 feet to a 1/2" rebar; thence turn 08 degrees 32 minutes 28 seconds right and run 438.96 feet to a 1/2" rebar; thence turn 30 degrees 25 minutes 33 seconds right and run 269.32 feet to a 1/2" rebar; thence turn 53 degrees 56 minutes 15 seconds left and run 291.64 feet to the point of beginning of herein described parcel of land, situated in the SE 1/4-NE 1/4 and the W 1/2-SE 1/4 of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama. According to the survey of Sam W. Hickey, Ala. Reg. No. 4848, dated March 28, 2002.

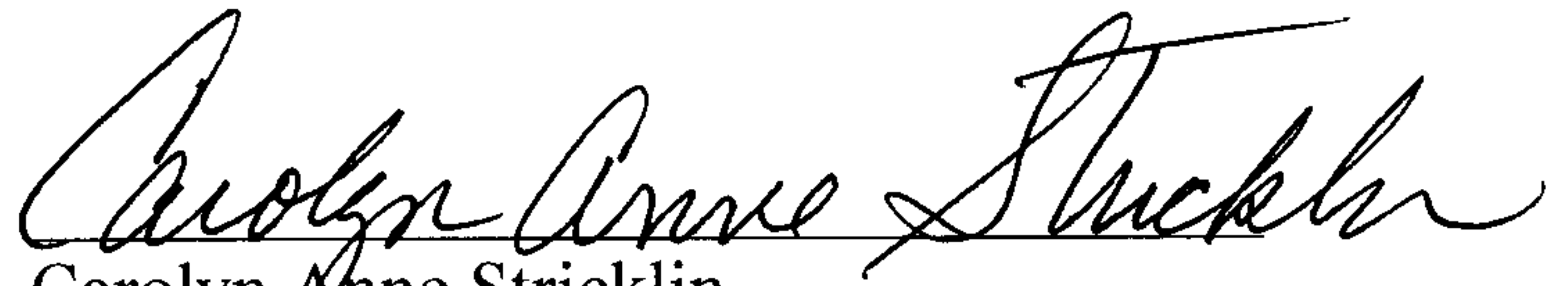
The Grantors and Grantee are all of the children of James T. Davis, a/k/a James T. Davis, Sr., who died on or about March 2, 2016, and Anne K. Davis, a/k/a Anne Klein Davis, who died on or about February 6, 2017. The Last Will and Testament of James T. Davis, a/k/a James T. Davis, Sr., was probated in the Probate Court of Shelby County, Alabama, as Case No. PR-2016-000368. The Last Will and Testament of Anne K. Davis, a/k/a Anne Klein Davis, was probated in the Probate Court of Shelby County, Alabama, as Case No. PR-2017-000150. The Grantors acknowledge that the intent of the Fifth paragraph in the Last Will and Testament of James T. Davis, a/k/a James T. Davis, Sr., was to include the property conveyed herein. The purpose of this conveyance is as a deed of correction.

The above described property does not constitute any part of the homestead of the Grantors or their spouses.

TO HAND AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of November, 2018.

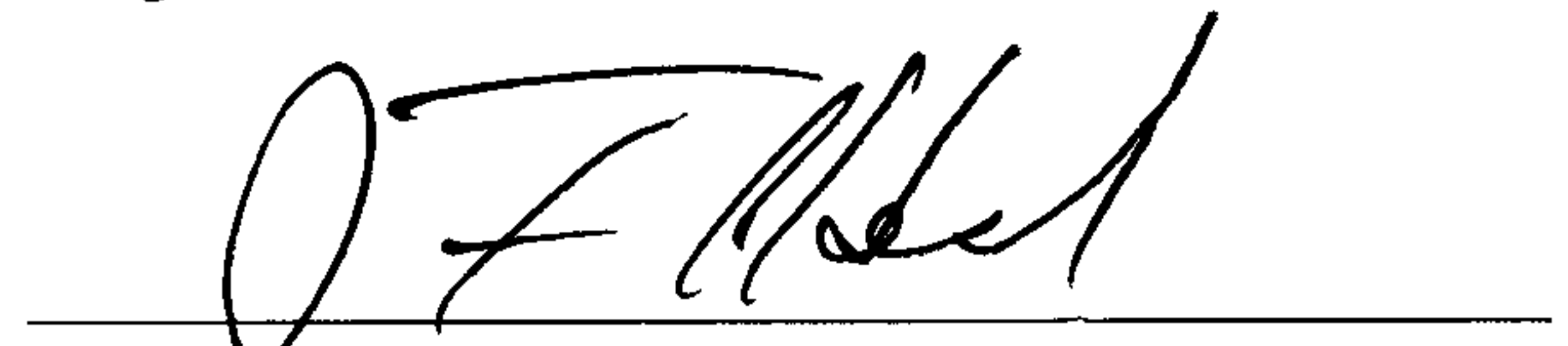

James T. Davis, Jr.


Carolyn Anne Stricklin

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James T. Davis, Jr., a married man, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, 2018.



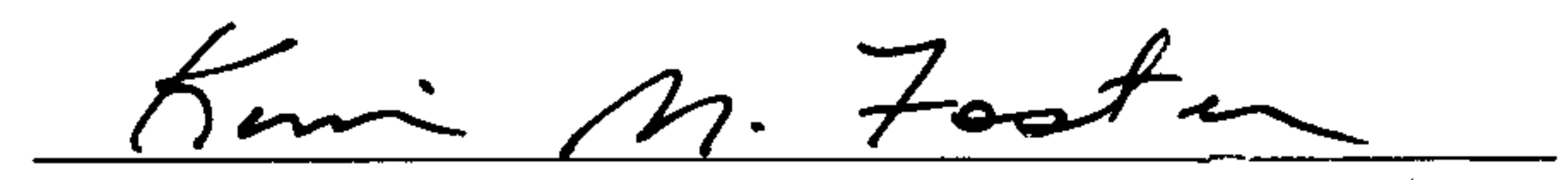
Notary Public

My Commission Expires: 9/28/19

STATE OF ALABAMA)
Shelby COUNTY)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carolyn Anne Stricklin, a married woman, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, 2018.



Notary Public

My Commission Expires: 1-7-19


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Real Estate Sales Validation Form

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

Grantor's Name James T. Davis, Jr.
Mailing Address 107 Arlington St., Columbiana, AL 35051
Carolyn Anne Stricklin
Homewood, AL 35209

Grantee's Name Glenn M. Davis
Mailing Address 765 Rockhurst Drive
Birmingham, AL 35209

Property Address _____

Date of Sale November 6, 2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 172,800.00

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 ☒ Other Property Tax Assessment
☐ 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 11-6-18

Print Carolyn Anne Stricklin

☐ Unattested

Kim Foster
(verified by)

Sign Carolyn Anne Stricklin
(Grantor/Grantee/Owner/Agent) circle one

eForms



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Form RT-1