



20181207000428150 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/07/2018 11:46:54 AM FILED/CERT

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Send Tax Notice To:
James Michael Stockard, JR
453 Sunset Drive, B'ham AL 35216

Know all men by these presents:

That in consideration of One Dollar and no/100 (\$1.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, 261 Land, LLC

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:

James Michael Stockard Jr

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

See Exhibit A

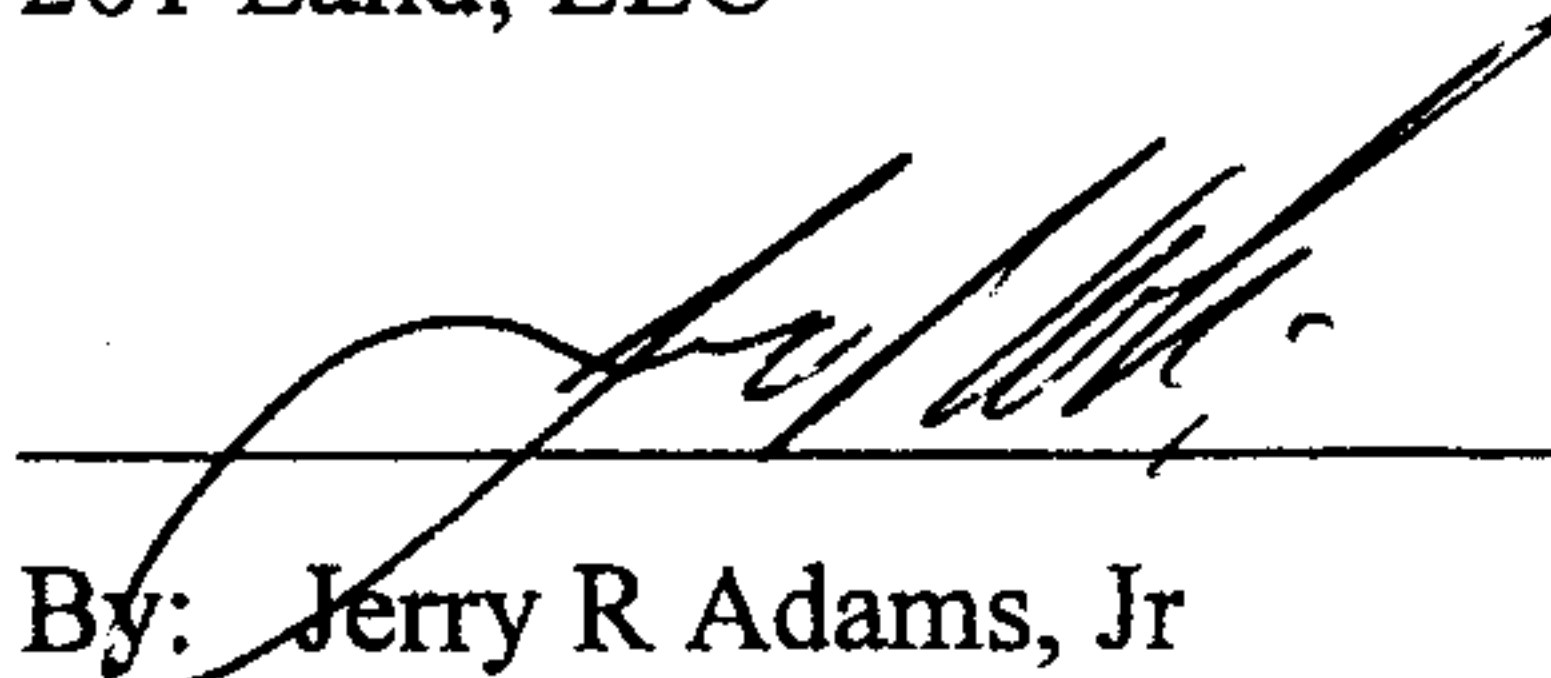
The purpose of the rerecording is to correct the legal that was on Deed 2017122800462470 Dated 12/28/17 filed 12/28/17

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this
____ day of December, 2018.

261 Land, LLC

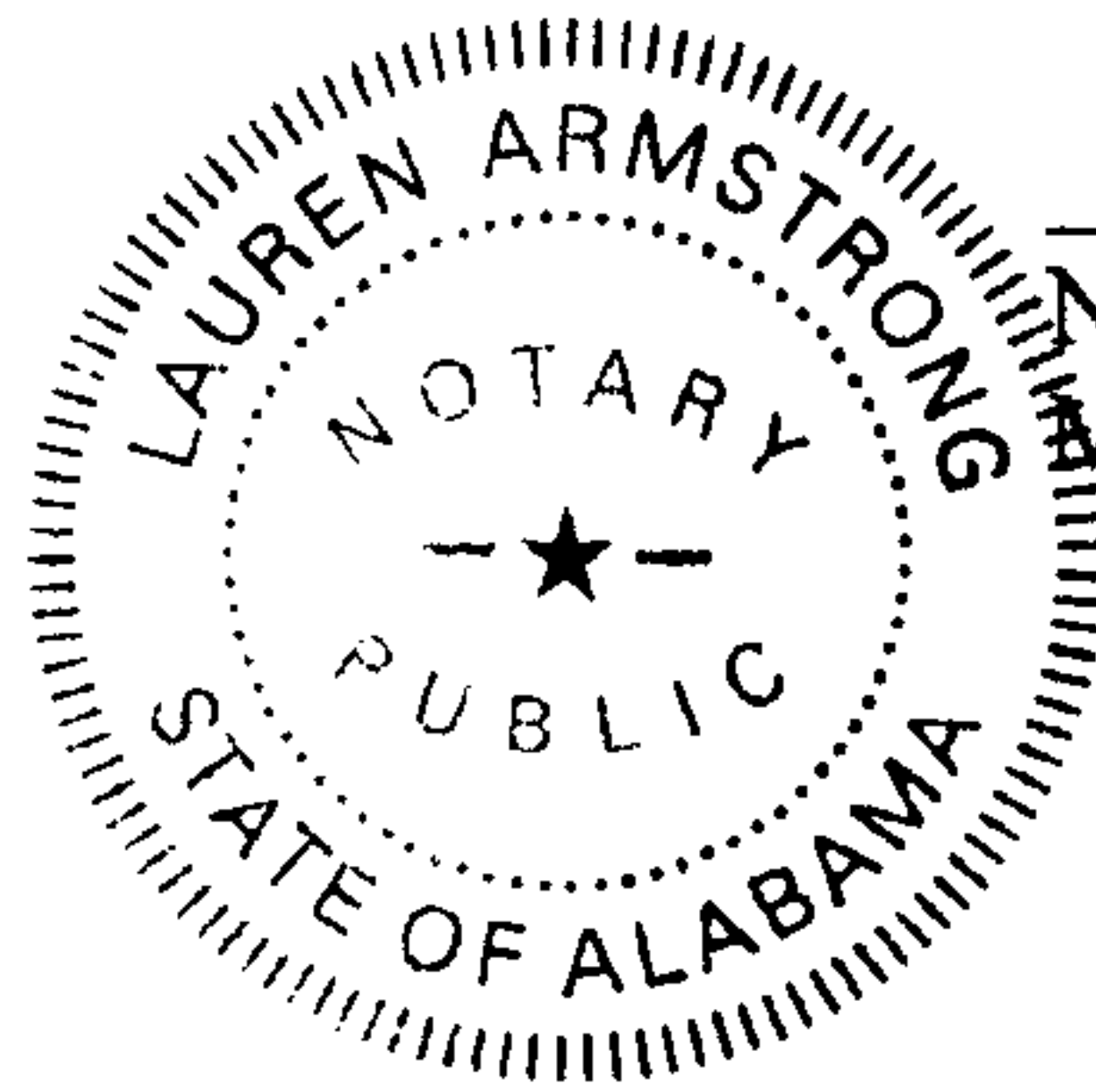

By: Jerry R Adams, Jr
Its: Managing Member

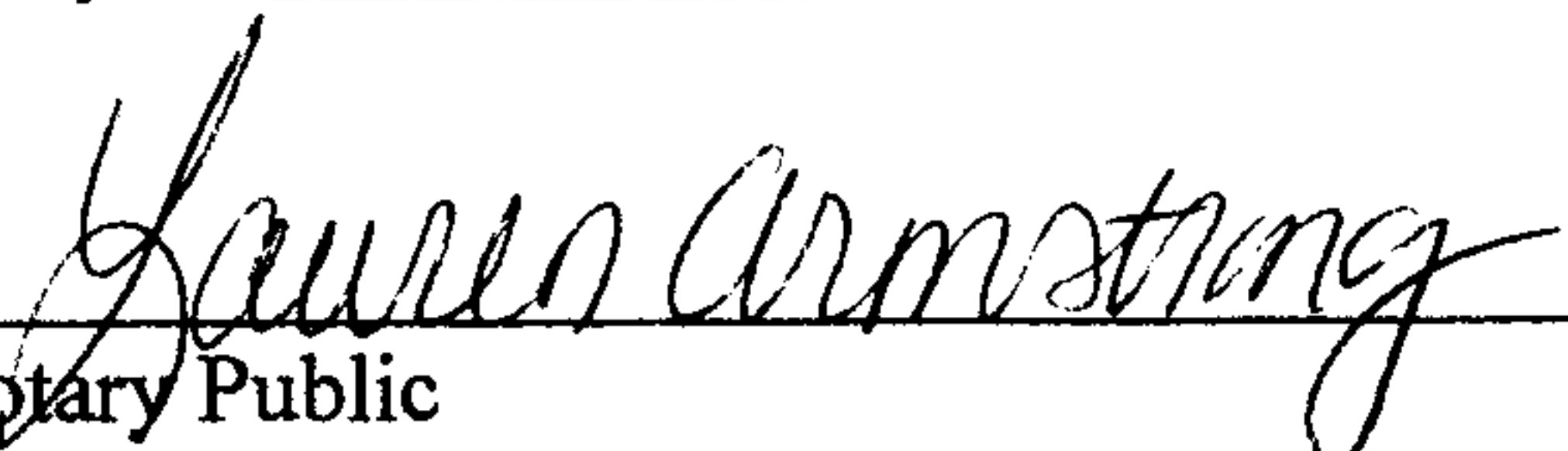
STATE OF ALABAMA
COUNTY OF

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that ____
Jerry R Adams JR whose name as Managing Member of 261 Land, LLC, a limited
liability company, 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,
as such officer and with full authority, executed the same voluntarily for and as the act of said
limited liability company.

Given under my hand and official seal, this the 6 day of December, 2018.

Prepared by:
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216




Notary Public
My Commission Expires: 8/2/20

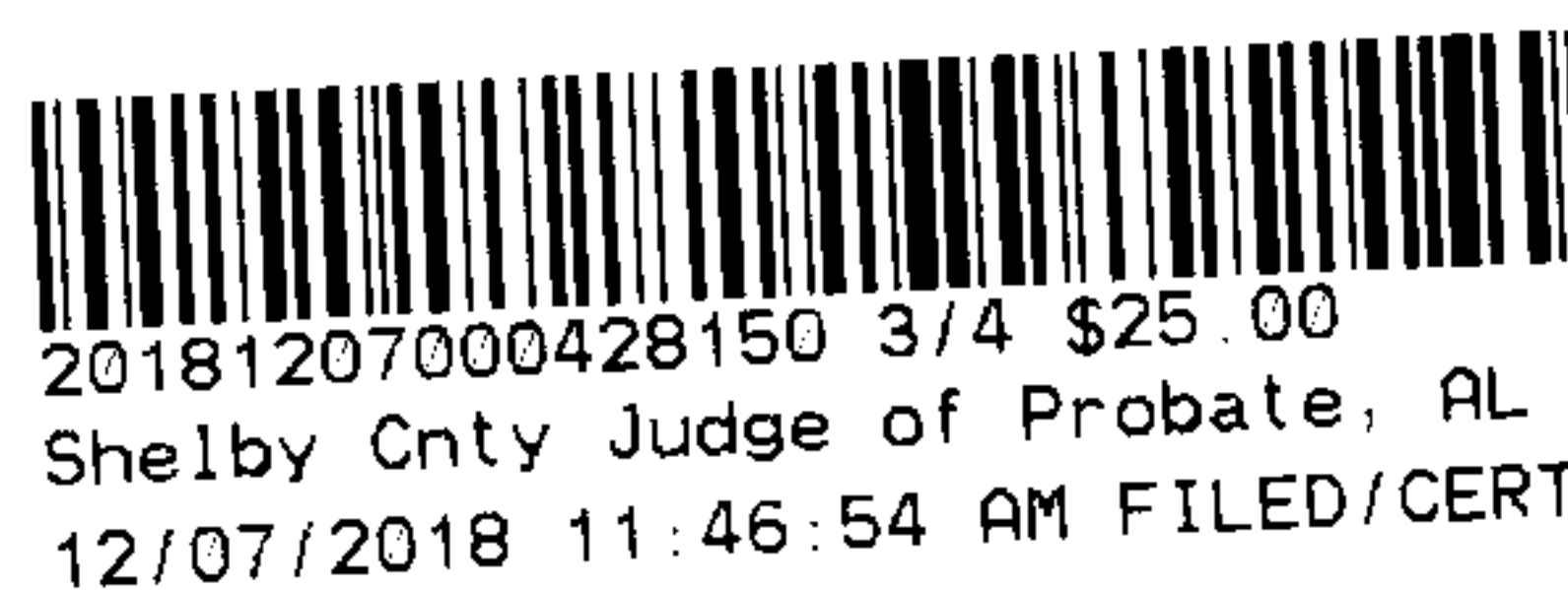

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Exhibit A

A parcel of land situated in the SE ¼ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the SE ¼ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama said point also being on the South line of Chandra-Terrace Fourth Sector, as recorded in Map Book 12, page 99, in the Probate Office of Shelby County, Alabama; thence run West along the North line of said ¼ section and the South line of Chandra-Terrace Fourth-Sector for a distance of 376.79 feet to the point of beginning of the described parcel; thence continue West along the North line of said ¼ section, the South line of Chandra-Terrace Fourth-Sector and the South line of the Amended Map of Sugar Oaks, as recorded in Map Book 16, Page 126, in the Probate Office of Shelby County, Alabama for a distance of 480.57 feet to the NE corner of Sommersby Townhomes, as recorded in Map Book 20, Page 112, in the Probate Office of Shelby County, Alabama; thence turn an interior angle to the right of 111 degrees 34 minutes 34 seconds and run Southwesterly along the East line of Sommersby Townhomes for a distance of 664.46 feet to the SE corner of Sommersby Townhomes; thence turn an interior angle to the right of 267 degrees 01 minutes 09 seconds and run Northwesterly along the South line of Sommersby Townhomes for a distance of 410.50 feet to the SW corner of Sommersby Townhomes, said point being on the East right of way line of Alabama Highway #261; thence turn an interior angle to the right of 93 degrees 47 minutes 08 seconds and run Southwesterly along said right of way line for a distance of 601.60 feet; turn an interior angle to the right of 89 degrees 17 minutes 41 seconds leaving said right of way line and run Southeasterly for a distance of 200.00 feet; thence turn an interior angle to the right of 270 degrees 00 minutes 00 seconds and run Southwesterly for a distance of 562.57 feet to a point on the northeast right of way line of County Highway 105; thence turn an interior angle to the right of 132 degrees 35 minutes 41 seconds to the tangent of a curve to the right having a radius of 433.10 feet and a central angle of 35 degrees 07 minutes 31 seconds and run Southerly along said right of way for an arc distance of 265.51 feet; thence continue Southerly along said right of way line along a tangent section for 32.75 feet; thence turn an interior angle to the left of 90 degrees 00 minutes 00 seconds and run Westerly along said right of way line for a distance of 15.00 feet; thence turn an interior angle to the right of 90 degrees 00 minutes 00 seconds and run Southerly along said right of way line for a distance of 152.71 feet; thence turn an interior angle to the right leaving said right of way line and run northeasterly for a distance of 617.41 feet; thence turn an interior angle to the right of 176 degrees 23 minutes 52 seconds and continue northeasterly for a distance of 551.34 feet; thence turn an interior angle to the right of 90 degrees 00 minutes 00 seconds and run northwesterly for a distance of 35.17 feet; thence turn an interior angle to the left of 90 degrees 00 minutes 00 seconds and run northeasterly for a distance of 688.00 feet;

Thence turn an interior angel to the right of 153 Degrees 12 minutes 02 seconds and continue northeasterly for a distance of 691.17 fee to the point of beginning



Grantor's Name	261 Land, LLC	Grantee's Name	James Michael Stockard JR
Mailing Address	Po Box 824 Helena AL 35080		453 Sunset Drive Birmingham aL 35216
Property Address	Acreage in Shelby County Shelby AL	Date of Sale	December ____, 2018
		Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$Corrective Deed151,560.0075,780.00

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☒ Other Already own
☒ 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.

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: December 10 2018
Unattested

(verified by)

Print: Jerry R ~~Adams~~ JR

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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