



20190305000069620 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
03/05/2019 12:20:31 PM FILED/CERT

Prepared by:  
JUL ANN McLEOD, Esq.  
McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226

Send Tax Notice to:  
Evangel Presbyterian Church  
423 Thompson Road  
Alabaster, AL 35007

This deed is being prepared to correct the name of the Grantee to its legal name on  
Warranty Deed recorded 12/11/2018 in Instrument 20181211000431990.

STATE OF ALABAMA

COUNTY OF SHELBY

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, GERALD D. O'BRIEN, a married man (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, EVANGEL PRESBYTERIAN CHURCH, an Alabama non-profit corporation (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 16, according to the Amended Map of Ammersee Lakes, First Sector, as recorded in Map Book 28, Page 98 A & B, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

Property is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantor, GERALD O'BRIEN, has set his hand and seal this the  
1<sup>st</sup> day of March, 2019.

  
GERALD O'BRIEN

STATE OF ALABAMA     )  
                                  )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that  
GERALD 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 the instrument,  
he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1<sup>st</sup> day of  
March, 2019.

  
NOTARY PUBLIC  
My commission expires: 5-9-2020



## Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1(h).

Grantor's Name GERALD D. O'BRIENGrantee's Name EVANGEL PRESBYTERIAN CHURCHMailing Address 5395 EMERY WAY  
HOOVER, AL 35244Mailing Address 423 THOMPSON ROAD  
ALABASTER, AL 35007Property Address 260 AMMERSEE LAKES DRIVE  
MONTEVALLO, AL 35115Date of Sale March 1, 2019Total Purchase Price \$CORRECTIVE DEED- NO TAX

or

Actual Value \$                     

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.

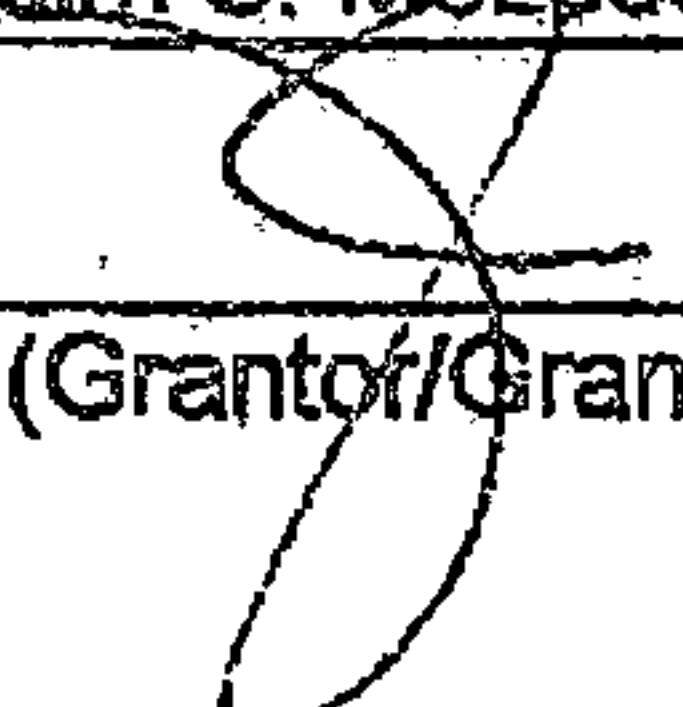
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 March 1, 2019Print Malcolm S. McLeod

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  
03/05/2019 12:20:31 PM  
\$22.00 CHERRY  
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*Alvin S. Beryl*