

20190501000143520

05/01/2019 08:08:54 AM

CORDEED 1/4

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
RODDY SAMPLE PROPERTIES, LLC
100 Granville Lane
Pelham, Alabama 35124

**CORRECTIVE
WARRANTY DEED**

**THIS DEED IS BEING EXECUTED TO CORRECT THE LEGAL DESCRIPTION
IN THAT CERTAIN DEED RECORDED IN 20190225000058400 ON 2/25/19**

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00)* to the undersigned Grantors, **THOMAS STEWART DENNEY, JR., a married man, and JEFFREY LESTER DENNEY, a married man,** (hereinafter referred to as Grantors, whose mailing address is 8333 COUNTY ROAD 47, CHELSEA, AL 35051), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto **RODDY SAMPLE PROPERTIES, LLC** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A Parcel of land situated in Sections 11 & 14, all in Township 20 South, Range 1, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the above said Section 14, said point being the POINT OF BEGINNING; thence S 00°00'00" E for a distance of 819.04'; thence S89°28'33"E for a distance of 563.31' to the Northwesterly R.O.W. line of Chelsea Road, 80' R.O.W. and the beginning of a non-tangent curve to the right, having a radius of 967.00 a chord bearing of N 52°24'06"E and a chord distance of 675.69'; thence along the arc of said curve and said R.O.W. line for a distance of 690.25; thence N 72°51' 02" E and along said R.O.W. line for distance of 114.41'; thence N 71°30'53" W and leaving said R.O.W. line for distance of 686.93'; thence N 24°39'28" W for a distance of 1298.14'; thence S 00°50'13" W for a distance of 1019.47' to the POINT OF BEGINNING

Property address: 8055 Chelsea Road, Chelsea, AL 35051

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: CLOSING STATEMENT

Subject to:

- 1) Taxes for the current tax year and any subsequent years.
- 2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
- 3) Mineral and mining rights, if any.
- 4) RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOL. 324, PAGE 30.
- 5) AGREEMENT WITH SHELBY CO. DEPARTMENT OF HEALTH AS RECORDED IN INST. NO. 2003-70448.
- 6) WATER LIEN AGREEMENT RECORDED IN INST. NO. 2011-18034

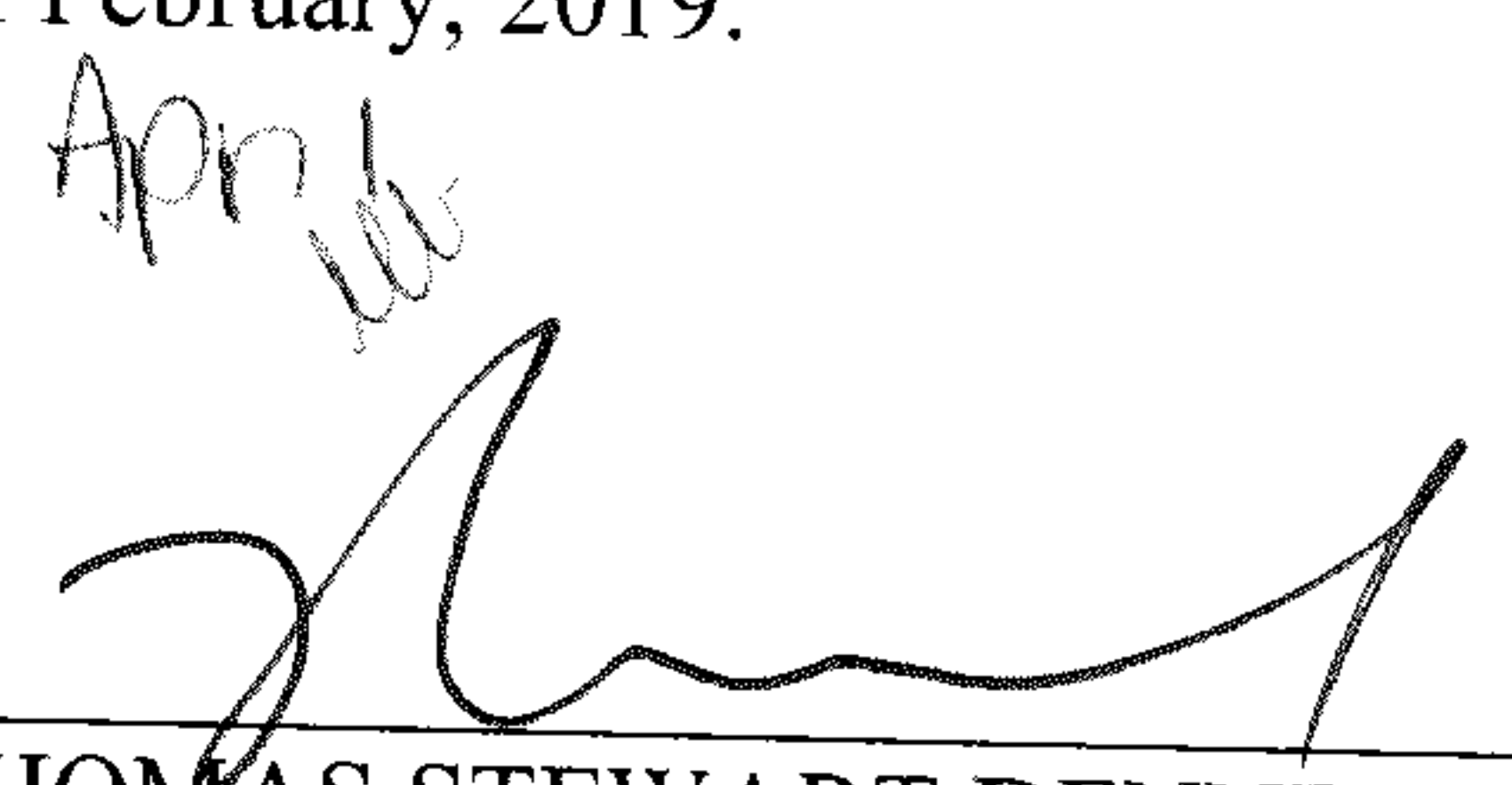
THOMAS STEWART DENNEY was the surviving grantee of that certain deed recorded in SHELBY REAL 278, PAGE 79; ELNORA L. DENNEY, having died on 11/03/1997.

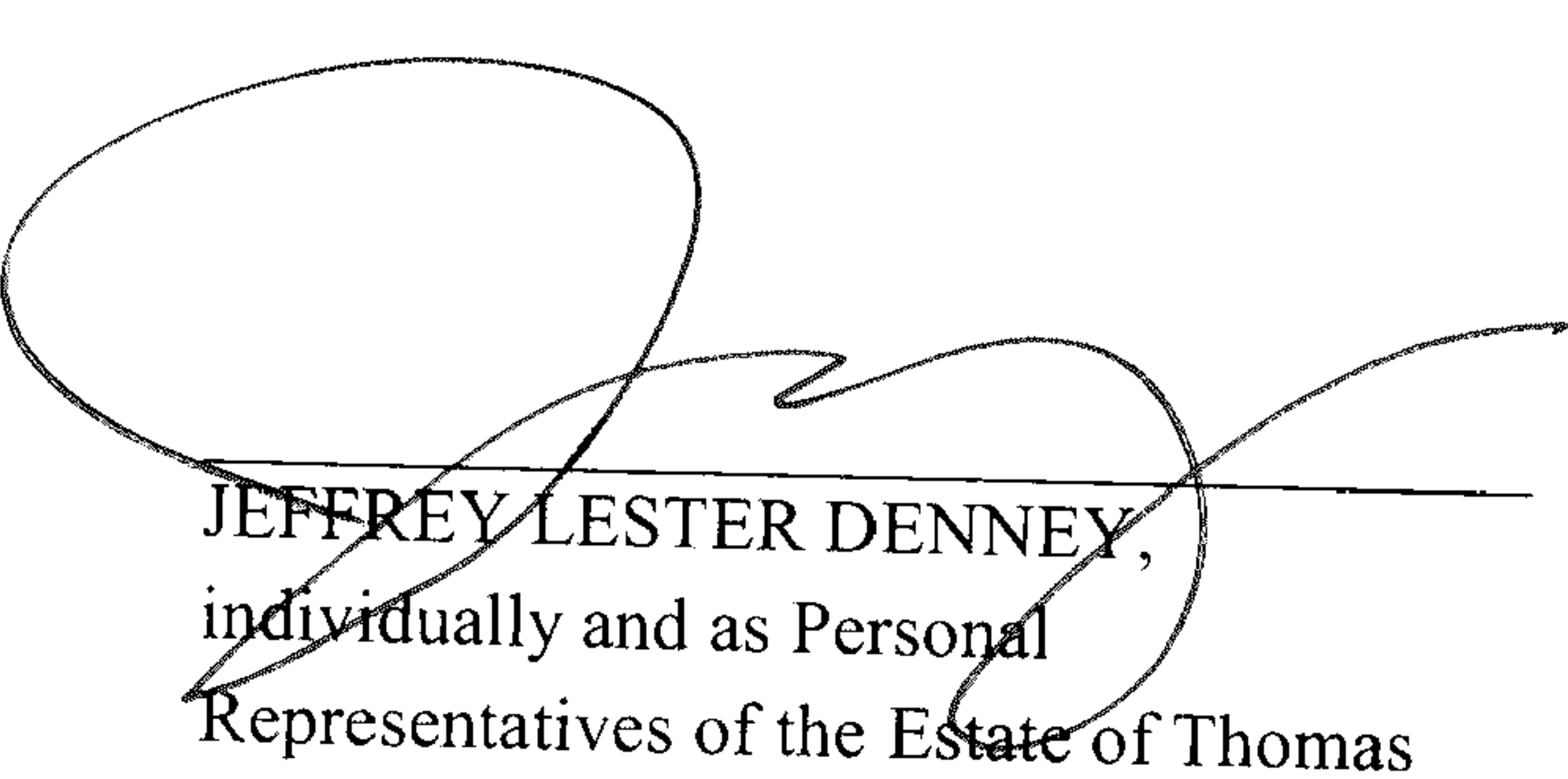
\$170,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

THE PROPERTY CONVEYED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR(S) NOT THAT OF THEIR SPOUSE(S).

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 22nd day of February, 2019. 29th


THOMAS STEWART DENNEY, JR.,
individually and as Personal
Representative of the Estate of Thomas
Stewart Denney, Dec., Probate Case No.
2018-A-161, Lee County, Alabama


JEFFREY LESTER DENNEY,
individually and as Personal
Representatives of the Estate of Thomas
Stewart Denney, Dec., Probate Case No.
2018-A-161, Lee County, Alabama

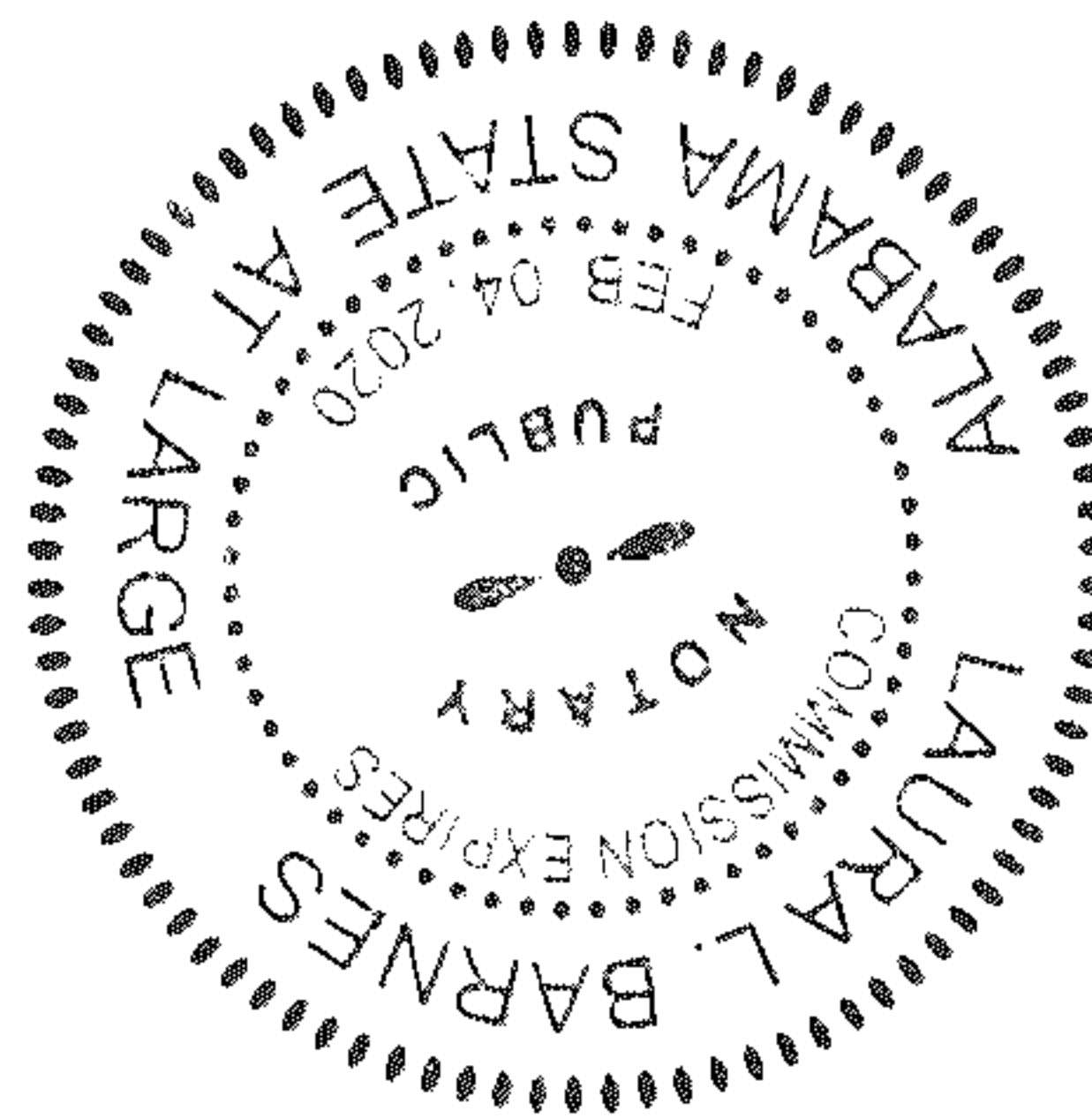
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that THOMAS STEWART DENNEY, JR., a married man, and JEFFREY LESTER DENNEY, a married man, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 29th day of April, 2019.



NOTARY PUBLIC



Real Estate Sales Validation Form

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

| | | | |
|-------------------|---|----------------------------|---|
| Grantor's Name: | THOMAS STEWART DENNEY, JR. and JEFFREY LESTER DENNEY | Grantee's Name: | RODDY SAMPLE PROPERTIES, LLC |
| Mailing Address: | 8333 COUNTY ROAD 47 CHELSEA, AL 35051 | Mailing Address: | 100 Granville Lane Pelham, Alabama 35124 |
| Property Address: | 8055 Chelsea Road CHELSEA, AL 35051 | Date of Sales | February 22nd, 2019 |
| | | Total Purchase Price: | (\$200,000.00) |
| | | 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)

| | | | |
|-------------------------------------|-------------------|--------------------------|----------------------|
| <input type="checkbox"/> | Bill of Sale | <input type="checkbox"/> | Tax Appraisal |
| <input type="checkbox"/> | Sales Contract | <input type="checkbox"/> | Other Tax Assessment |
| <input checked="" type="checkbox"/> | Closing Statement | <input type="checkbox"/> | |

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: February 22nd, 2019☐ Unattested

(verified by)

Print Laura L. BarnesSign (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2019 08:08:54 AM
\$25.00 JESSICA
20190501000143520

Allen S. Bayl