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THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Dana McLain
PO BOX 409
Shelby AL 35143

CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE HUNDRED DOLLARS AND NO/00 DOLLARS (\$500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Holli D. McNeill Pierce and husband, Colby Pierce and Kori L. McNeill Holcombe and husband, Dan Holcombe and Dana McLain, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Dana McLain and Kori L. McNeill Holcombe** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Kori L. McNeill Holcombe and husband Dan Holcombe and Holli D. McNeill Pierce and Colby Pierce.

This instrument is given to correct Instrument No. 2015091500032222, Probate Office, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

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

Holli D. McNeill Pierce
Holli D. McNeill Pierce

Kori L. McNeill Holcombe
Kori L. McNeill Holcombe

Dana McLain
Dana McLain

Colby Pierce
Colby Pierce

Dan Holcombe
Dan Holcombe



20190529000182990 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
05/29/2019 09:40:31 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Holli D. McNeill Pierce, Colby Pierce, Kori L. McNeill Holcombe and Dan Holcombe and Dana McLain, whose names are 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, they executed the same voluntarily on the day the same bears date.

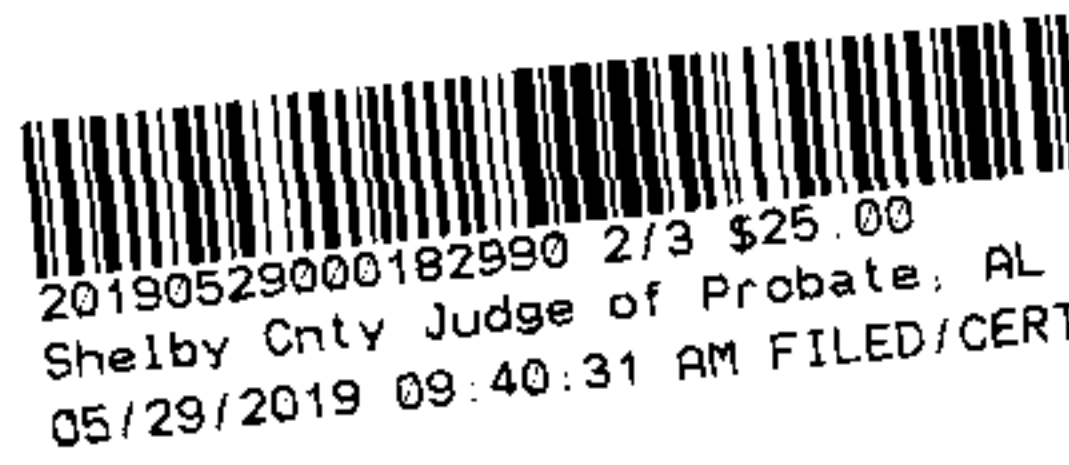
Given under my hand and official seal this 20th day of May, 2018.



April Clark
Notary Public
My Commission Expires: 9/22/2020

EXHIBIT A – LEAGAL DESCRIPTION

Commence at the NE Corner of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama; thence S87°44'44"W, a distance of 137.74'; thence S01°51'24"E, a distance of 119.93' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 235.61'; thence N87°40'25"E, a distance of 225.00' to the Westerly R.O.W. line of Shelby County Highway 71 and the beginning of a non-tangent curve to the left, having a radius of 1950.00, a central angle of 07°12'04", and subtended by a chord which bears N13°31'57"E, and a chord distance of 244.93'; thence along the arc of said curve and said R.O.W. line, a distance of 245.09'; thence S87°40'25"W and leaving said R.O.W. line, a distance of 290.00' to the POINT OF BEGINNING.



Real Estate Sales Validation Form


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

Grantor's Name Dana McLain
Mailing Address PO BOX 409
Shelby AL 35143

Grantee's Name Dana McLain
Mailing Address PO BOX 409
Shelby AL 35143

Property Address _____

Date of Sale 5/20/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 500.00


20190529000182990 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
05/29/2019 09:40:31 AM FILED/CERT

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 Correction of Grantor

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 _____

Print Mike T. Atchison

Unattested _____

Sign Mik T Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one