

002
002.002
032
033.001

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE HUNDRED 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** (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 Grantors herein.

This instrument is given to correct Inst No. 2016030400006871.

Kori Lynn McNeill and Kori L. McNeill Holcombe are one in the same person. Holli Danielle McNeill Pierce and Holli D. McNeill Pierce are one in the same person.

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, 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

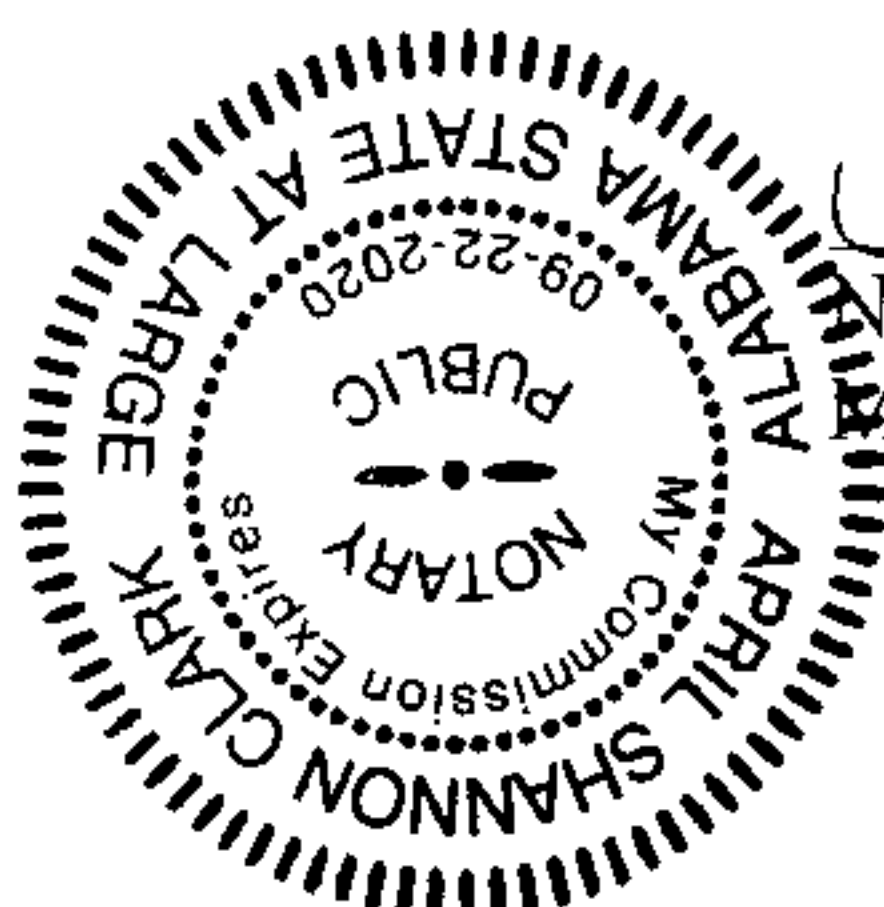
Dan Holcombe
Dan Holcombe

20190529000183010 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
05/29/2019 09:40:33 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

PARCEL 1

Begin at the NE corner of the SE 1/4 or NE 1/4 1/4 of Section 11, Range 15 East, Township 24 north, going South along said Section line for a distance of 473.6 feet; thence an angle of 41 deg. 15 min. right (South 37 deg. 00 min. West) for a distance of 210.0 feet; thence an angle of 3 deg. 00 min. right (South 40 deg. 00 min. West) for a distance of 150 feet; thence an angle of 20 deg. 26 min. right (South 60 deg. 26 min. West) for a distance of 100 feet; thence an angle of 16 deg. 15 min. right (South 76 deg. 41 min. West) for a distance of 100 feet; thence an angle of 18 deg. 57 min. right (North 84 deg. 22 min. West) for a distance of 100 feet; thence an angle of 11 deg. 07 min. right (North 73 deg. 15 min. West) for a distance of 100 feet; thence an angle of 8 deg. 22 min. left (North 81 deg. 37 min. West) for a distance of 100 feet; thence an angle of 9 deg. 15 min. left (South 89 deg. 08 min. West) for a distance of 100 feet; thence an angle of 5 deg. 16 min. left (South 83 deg. 52 min. West) for a distance of 155 feet; thence an angle of 17 deg. 17 min. left (South 66 deg. 35 min. West) for a distance of 240.0 feet; thence an angle of 53 deg. 04 min. left (South 13 deg. 31 min. West) for a distance of 240.00 feet to the point of beginning; thence an angle of 83 deg. 33 min. left (South 70 deg. 02 min. East) for a distance of 244.01 feet to highwater easement of Alabama Power Company Lake (Lake Lay) this establishes the North boundary line of said tract of land; thence from the point of beginning an angle of 76 deg. 40 min. right (South 7 deg. 38 min. West) from North boundary line for a distance of 275 feet; thence an angle of 101 deg. 04 min. left (North 86 deg. 34 min. East) for a distance of 249.7 feet to highwater easement of Alabama Power Company Lake (Lake Lay); thence a distance along said easement Northward for a distance of 175 feet to the North boundary line; thence along said North boundary line to point of beginning according to the survey of Gary N. Roberts, Reg. L. S.

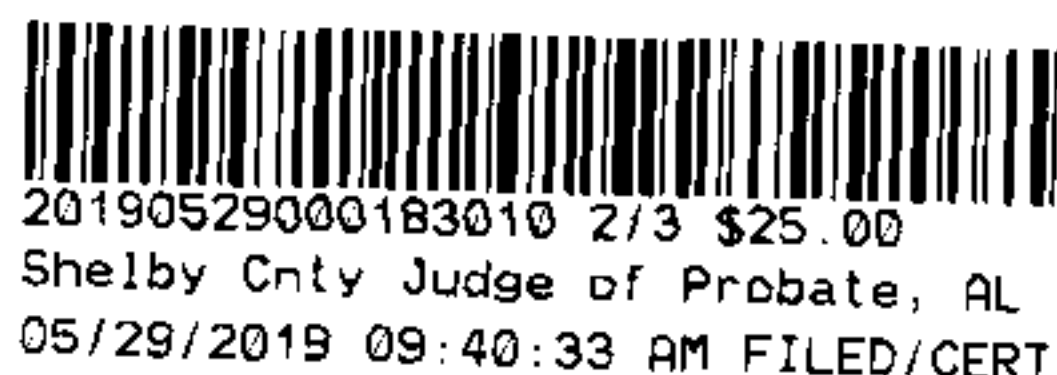
This tract of land being situated in the SE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County Alabama. Subject to easements and rights of way of record.

PARCEL 2

Beginning at the NE corner of the SE 1/4 of NE 1/4 of Section 11, going South along said section line for a distance of 473.6 feet; thence an angle of 41 deg. 15 min. right (South 37 deg. 00 min. West) for a distance of 210.0 feet; thence an angle of 3 deg. 00 min. right (South 40 deg. 00 min. West) for a distance of 150.0 feet; thence an angle of 20 deg. 26 min. right (South 60 deg. 26 min. West) for a distance of 100.0 feet; thence an angle of 16 deg. 15 min. right (South 76 deg. 41 min. West) for a distance of 100.0 feet; thence an angle of 18 deg. 57 min. right (North 84 deg. 22 min. West); thence an angle of 11 deg. 07 min. right (North 73 deg. 15 min. West) for a distance of 100.0 feet; thence an angle of 8 deg. 22 min. left (North 81 deg. 37 min. West) for a distance of 100.00 feet; thence an angle of 9 deg. 15 min. left (South 89 deg. 08 min. West) for a distance of 100.0 feet; thence an angle of 5 deg. 16 min. left (South 83 deg. 52 min. West) for a distance of 155.0 feet; thence an angle of 17 deg. 17 min. left (South 66 deg. 35 min. West) for a distance of 240.0 feet; to a point of beginning; thence an angle of 107 deg. 27 min. left (South 40 deg. 52 min. East) for a distance of 341.0 feet plus or minus to the highwater elevation of Alabama power Company Lake (Lake Lay) this establishes the eastern boundary of said tract of land; thence from the point of beginning an angle of 54 deg. 23 min. right (South 13 deg. 31 min. West) from eastern boundary line for a distance of 240.0 feet; thence an angle of 83 deg. 33 min. left (South 70 deg. 02 min. East) for a distance of 244.1 feet plus or minus to highwater elevation of Alabama Power Company Lake (Lake Lay); thence follow said highwater elevation to eastern boundary line; thence along eastern boundary line to point of beginning. This tract of land being situated in the SE 1/4 of NE 1/4 of Section 11, Township 24 South, Range 15 East, Shelby County, Alabama. Subject to easements of record, situated in Shelby County, Alabama.

Parcel 3

Also from the Northwest corner of Sec. 11, Township 24 North Range 15 East, run East along the North boundary line of said Sec. 11 a distance of 3816.0 feet to the point of beginning of the parcel herein described; thence turn 101 deg. 38 min. right and run 364.7 feet; thence turn 101 deg. 38 min. left and run to a point on the East line of the NE 1/4 of NE 1/4 of said Section 11; thence run North, along the East line of said NE 1/4 of NE 1/4 of said Section 11 to the Northeast corner of said quarter quarter section; thence run West, along the North boundary line of said Section 11 to the point of beginning, less and except that portion thereof heretofore conveyed to Alabama Power Company, and less and except Property described in Inst. No. 2015070800023108, Probate Office, Shelby County, Alabama.



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



20190529000183010 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
05/29/2019 09:40:33 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
Grantee

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 Mike

(verified by)

(Grantor/Grantee/Owner/Agent) circle one