

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Joe M. Hall, III
1000 Oaklawn Drive
Vestavia, AL 35216

CORRECTIVE QUITCLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Dollar (\$1.00) and Other Good and Valuable Consideration** in hand paid by **William Michael Hall and Joe M. Hall, III** (hereinafter referred to as "GRANTEES") to **Joe McMillan Hall, Jr., an unmarried man** (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said **William Michael Hall and Joe M. Hall, III**, the following described real estate in **Shelby County, Alabama**, to wit:

Begin at the Northeast corner of the SW ¼ of the NE ¼ of Section 23, Township 20 South, Range 4 West, and run thence South 277.5 feet to the point of beginning; thence run South a distance of 982.1 feet; thence run North 40 degrees, 30 minutes East, a distance of 457.1 feet; thence run North 68 degrees, 44 minutes a distance of 200.4 feet; thence run North 40 degrees 30 minutes a distance of 352.8; thence run North 49 degrees, 30 minutes West for a distance of 447.2 feet back to the point of beginning. Mineral and mining rights excepted.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year **2019** which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

This Instrument is being recorded to cure defects in Quit Claim Deed from Joe Mc Millan Hall, Jr. to Michael Hall and Joel Hall, dated 12/8/2011 and recorded on 12/8/2011, in Instrument #20111208000371310. Said Deed failed to recite the marital status of the Grantor and contained errors in the names of the Grantees.

GRANTOR, JOE MCMILLAN, JR., DOES HEREBY RESERVE FOR HIMSELF, A LIFE ESTATE IN AND TO THE SUBJECT PROPERTY FOR HIS USE, OCCUPANCY AND CONTROL, FOR AND DURING HIS NATURAL LIFE.

TO HAVE AND TO HOLD, to the said **William Michael Hall and Joe M. Hall, III**, and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 18th day of July, 2019.

Joe McMillan Hall, Jr.
Joe McMillan Hall, Jr.

STATE OF ALABAMA §
Shelby §
COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joe McMillan Hall, Jr., whose name(s) is signed to the foregoing conveyance as the, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same on the day the same bears date.

Given under my hand and official seal this 18th day of July, 2019.

Andy Peterson

Notary Public
My Commission Expires: 1/22/2023

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Joe McMillan Hall, Jr.
 Mailing Address 1000 Oaklawn Drive
Vestavia, AL 35216

Grantee's Name William Michael Hall and
 Mailing Address Joe M. Hall, III
1000 Oaklawn Drive
Vestavia, AL 35216

Property Address 1681 Hwy 93
Helena, AL 35080

Date of Sale 7/18/2019

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 87,000.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Tax Assessed Value

☐ 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.

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 7/18/19



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL
 07/31/2019 02:19:37 PM
 \$22.00 CATHY
 20190731000275380

Print Sandy F. Johnson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Alex S. Boyd

Form RT-1