


Parcel I.D. #:

Send Tax Notice To: Clint & Shea Barnett
135 Burgundy Lane
Calera, AL 35040

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20191004000365840 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/04/2019 12:10:06 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Fifty-Five Thousand Dollars and 00/100 (\$55,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Carlton P. Martin and Miriam M. Martin, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Clint Barnett and Shea Barnett, a married couple**, hereinafter known as the GRANTEE;

Parcel II: Commencing at the S. W. Corner of the N.E. 1/4 of the N.W. 1/4, Section 6, Township 24 North, Range 14 East; Thence run along the south line of said 1/4-1/4 North 89 degrees 31' 03" East a distance of 591.26' to the Point of Beginning; Continuing at the Point of Beginning thence North 89 degrees 31' 03" East a distance of 346.99' to a point around a curve to the right through a central angle of 05 degrees 32' 04" an arc distance of 186.81' a chord bearing of North 06 degrees 28' 11" West a distance of 186.74' to a point; Thence North 03 degrees 42' 09" West a distance of 86.80' to a point around a curve to the right through a central angle of 38 degrees 40' 20" an arc distance of 234.89' a chord bearing of North 15 degrees 38' 01" East a distance of 230.45' to a point; Thence North 34 degrees 58' 12" East a distance of 93.24' to a point around a curve to the left through a central angle of 15 degrees 00' 34" an arc distance of 105.43' a chord bearing of North 27 degrees 27' 55" East a distance of 105.13' to a point; Thence South 89 degrees 34' 37" West a distance of 498.82' to a point; Thence South 01 degree 14' 53" East a distance of 663.18' to the Point of Beginning. Containing 243942 square feet or 5.60 acres more or less.

Parcel VI: Beginning at the S.W. corner of the N.W. 1/4 of the N.E. 1/4 of Section 6, Township 24 North, Range 14 East; Thence run along the south line of said 1/4-1/4 Section South 89 degrees 31' 03" West a distance of 298.54' to the right of way line of County Road No. 301 to a point around a curve to the right through a central angle of 05 degrees 54' 48" an arc distance of 191.41' a chord bearing of North 06 degrees 39' 37" West a distance of 191.33' to a point; Thence North 03 degrees 42' 13" West a distance of 86.80' to a point; Thence South 86 degrees 55' 47" East a distance of 439.43' to a point; Thence South 00 degrees 33' 20" East a distance of 248.29' to a point; Thence South 88 degrees 50' 18" West

a distance of 114.91' to the Point of Beginning. Containing 113256.0 square feet or 2.60 acres more or less.

Subject to a 30' easement for ingress, egress and utilities along the south line of the described property.

Subject to any and all easements, rights of way and restrictions of record.

THIS DEED IS CORRECT THE MARITAL STATUS OF THE GRANTORS HEREIN.

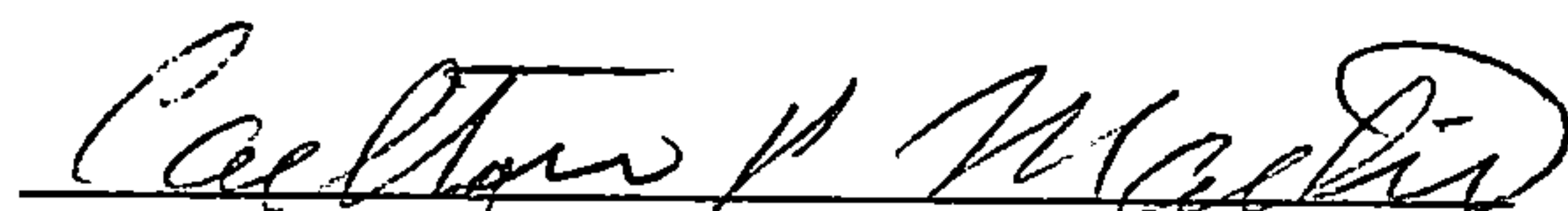
Original Deed # 2013 121 0000 476 000


The legal description was provided by the GRANTOR and was provided by the Grantor herein. This deed was prepared with the benefit of a title search by Shelby County Abstract & Title Company, Inc., under commitment number S-19-25754, but without a survey.


TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 03 Day of Oct, 2019.


Carlton P. Martin
GRANTOR

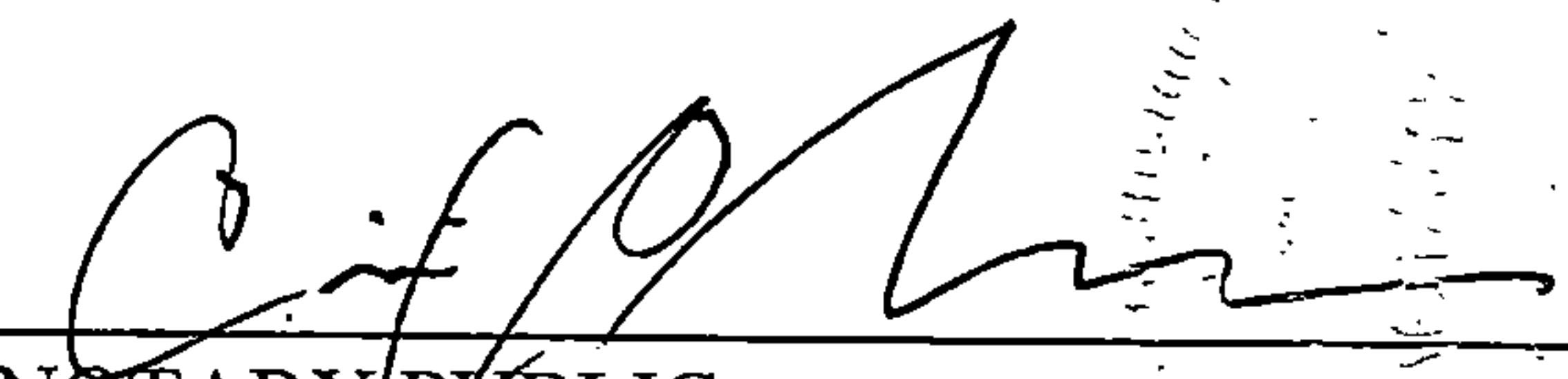

Miriam M. Martin
GRANTOR


20191004000365840 2/4 \$32.00
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Carlton P. Martin* and, *Miriam M. Martin, married couple*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 03 Day of
Oct, 2019.




NOTARY PUBLIC
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.


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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Carlton P. Martin
623 Hwy 301
Calera, AL

Grantee's Name
Mailing Address

Clint G. Barnett
135 Burgundy Ln
Calera, AL 35040

Property Address

Unkeland
Hwy 301
Calera, AL 35040

Date of Sale

10/3/19

Total Purchase Price \$

or
Actual Value \$

Assessor's Market Value \$

55,000



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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

Tax records

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 10/3/19

Unattested

[Signature]
(verified by)

Print CARLTON P. MARTIN

Sign Carlton P. Martin

(Grantor/Grantee/Owner/Agent) circle one