

When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

Return to:  
Amrock  
662 Woodward Avenue  
Detroit, MI 48226

Order Number:  
66269804-5285314



20191216000464660 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/16/2019 01:24:31 PM FILED/CERT

8445514

**CORRECTIVE WARRANTY DEED**

STATE OF Alabama )

①

COUNTY OF Shelby )

Record 1st

Send Future Tax Notices to:  
1020 Valhalla Way  
Calera, AL 35040

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **DAVID LUTHER** and **CRYSTAL LUTHER**, Husband and Wife, who erroneously acquired title with no marital status, whose address is 1020 Valhalla Way, Calera, AL 35040, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **DAVID LUTHER** and **CRYSTAL LUTHER**, Husband and Wife, as joint tenants with right of survivorship, whose address is 1020 Valhalla Way, Calera, AL 35040, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 280, according to the Survey of The Reserve at Timberline Phase 3, as recorded in Map Book 38, Page 53, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument Number 20190201000033430\*\*\*

\*\*\*This deed corrects an error in the prior abovementioned deed, recorded as Instrument Number Instrument Number 20190201000033430, wherein the marital statuses of DAVID LUTHER and CRYSTAL LUTHER, Husband and Wife were erroneously omitted.\*\*\*

Parcel ID Number: 34 3 06 3 001 023.000

Commonly Known As: 1020 Valhalla Way, Calera, AL 35040

Fair Market Value: \$175,000.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, as joint tenants with rights of survivorship, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 20 day of November, 2019.

GRANTOR:

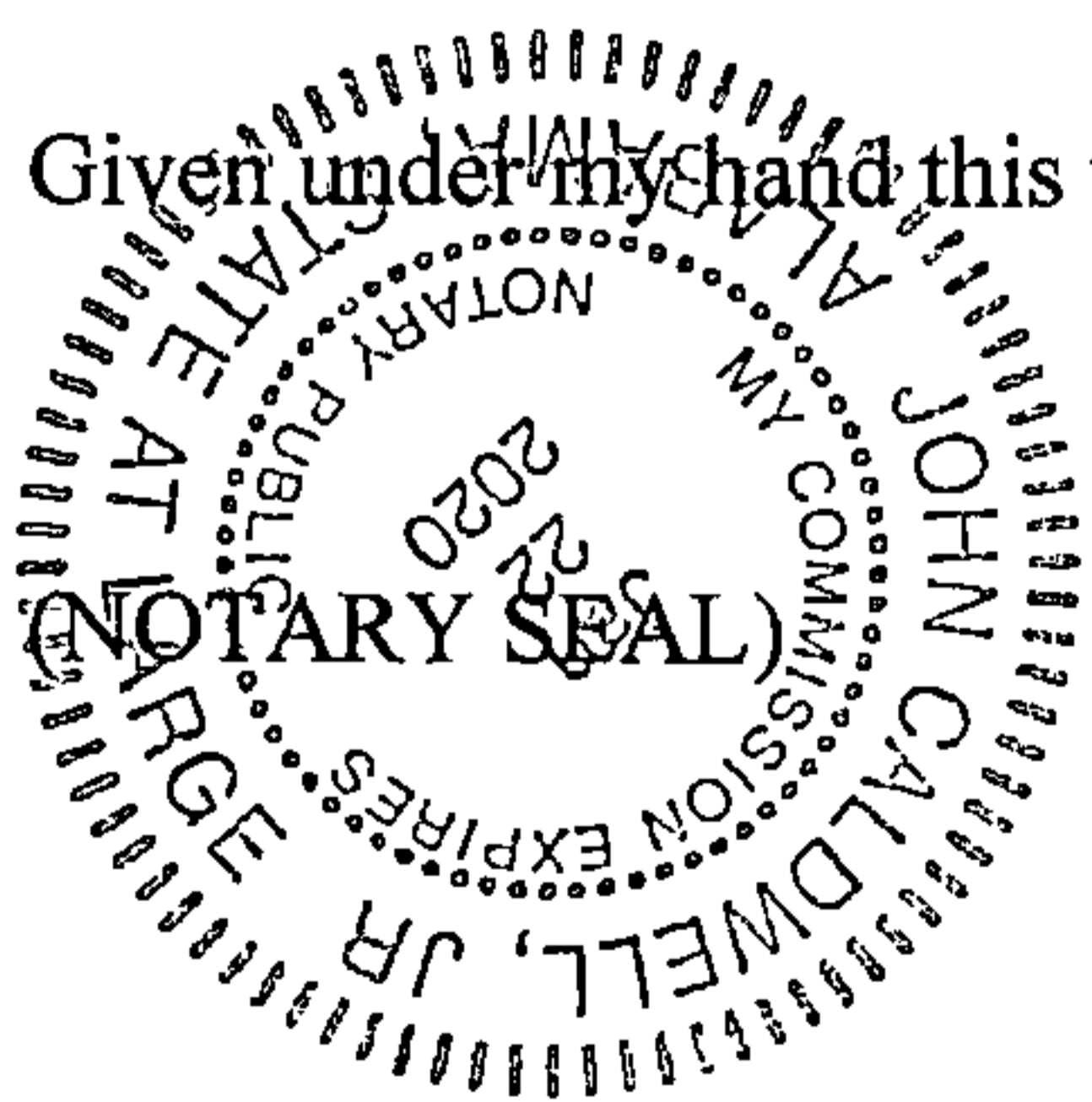
David Luther  
DAVID LUTHER

Crystal Luther  
CRYSTAL LUTHER

STATE OF Alabama  
COUNTY OF Shelby

I, John Caldwell, Jr. a Notary Public for the State of Alabama, do hereby certify that **DAVID LUTHER** and **CRYSTAL LUTHER**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 20 day of November, 2019.



John Caldwell, Jr.

Notary Public  
My commission expires: John Caldwell Jr  
01/22/2020

This instrument was prepared by:  
*Bill W. Pemerton, Esq. (AL Bar ID: PEM002)*  
735 Broad Street, Suite 306  
Chattanooga, TN 37402



+U07156795\*

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20191216000464660 2/3 \$29.00  
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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 DAVID LUTHER
Mailing Address CRYSTAL LUTHER
1020 Valhalla Way
Calera, AL 35040

Grantee's Name DAVID LUTHER
Mailing Address CRYSTAL LUTHER
1020 Valhalla Way
Calera, AL 35040

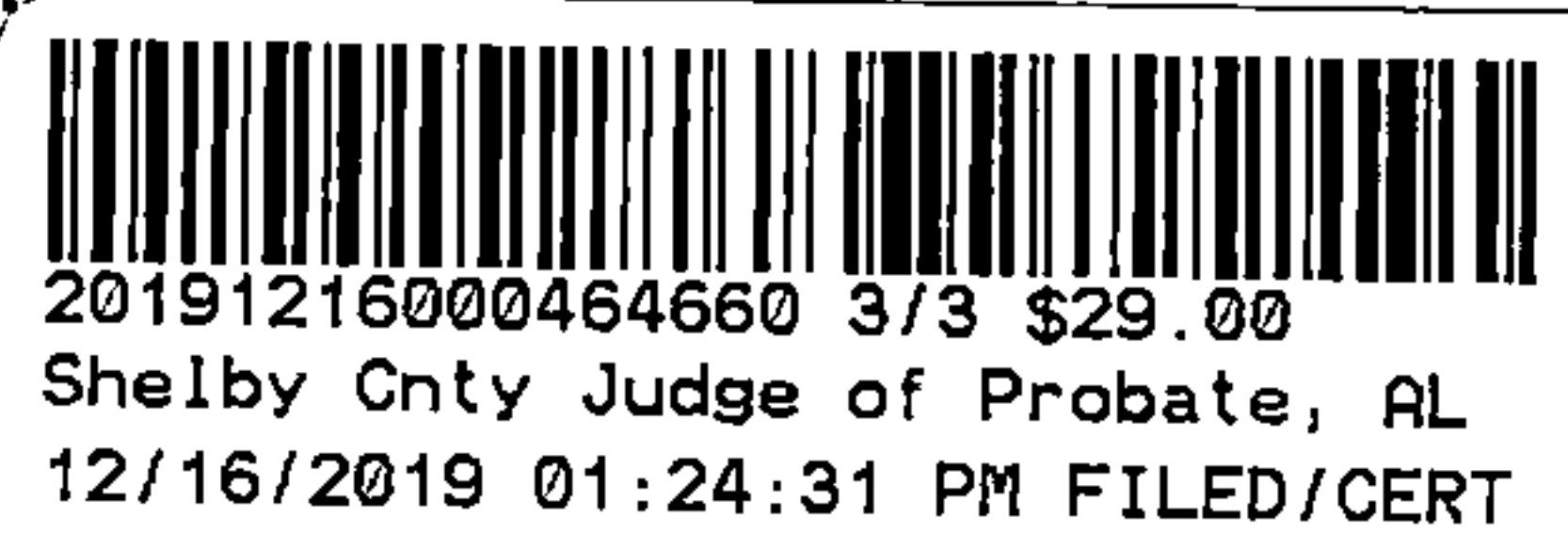
Property Address 1020 Valhalla Way
Calera, AL 35040

Date of Sale 11-20-19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 156,700.00 175,000.00

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
Sales Contract
Closing Statement

- Appraisal
Other



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 11/20/19

Print David Luther

Unattested (verified by)

Sign David Luther (Grantor/Grantee/Owner/Agent) circle one