


SEND TAX NOTICE TO:
James R Powers Properties, LLC
c/o Jim Powers
5767 Chestnut Trace
Hoover, AL 35244

This instrument prepared by:
Jon J. Rutledge, Esq.
Jon J. Rutledge, LLC
300 Vestavia Parkway, Suite 2300
Birmingham, Alabama 35216
(205) 795-2088


20200211000056900 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
02/11/2020 12:42:45 PM FILED/CERT

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

WHEREAS, by warranty deed dated December 26, 2019, and recorded on January 2, 2020 by instrument number 20200102000002650 in the Office of the Judge of Probate, Shelby County, Alabama, **SOUTHERN LANDMARK DEVELOPMENT, LLC**, (herein referred to as “Grantor”), did grant, bargain, sell and convey unto **JAMES R POWERS PROPERTIES, LLC** (herein referred to as “Grantee”), the real estate situated in Shelby County, Alabama, hereinafter described (the “Property”); and

WHEREAS, in said deed by a mistake the entire legal description of the Property is erroneous and should be deleted and replaced with the words “Lot 7, according to the survey of Regency Park commercial subdivision, as recorded in Map Book 26, Page 105, in the Probate Office of Shelby County, Alabama”, and this deed is executed for the purpose of correcting said mistake;

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt

whereof is acknowledged, the Grantor, does grant, bargain, sell and convey unto Grantee, all of its interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the survey of Regency Park commercial subdivision, as recorded in Map Book 26, Page 105, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes due, if any, and taxes for subsequent years; (2) Easements, rights-of-way, restrictions or exceptions of record, if any; (3) Rights of lessees under outstanding leases, if any.

All said lands lying and being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD said real estate, together with the tenements and appurtenances thereunto belonging or otherwise appertaining, unto the said JAMES R POWERS PROPERTIES, LLC, its successors and assigns forever.

And for the consideration aforesaid, said Grantor hereby covenants with said Grantee that it is seized of a good and indefeasible estate in fee simple in and to said real estate; that it has a good and lawful right to sell and convey the same; that the same is free from any liens or encumbrances, and that it will, and its successors and assigns shall forever warrant and defend the title to said real estate unto said Grantee, its successors and assigns, from and against the lawful title, claims and demands of any and all persons whomsoever.

IN WITNESS WHEREOF, the undersigned SOUTHERN LANDMARK DEVELOPMENT, LLC has caused its name to be hereunto signed by Michael L. Wood, its Managing Member, with full authority in the premises on this the 6 day of February, 2020.

SOUTHERN LANDMARK DEVELOPMENT, LLC


MICHAEL L. WOOD, Managing Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL L. WOOD, whose name as Managing Member of SOUTHERN LANDMARK DEVELOPMENT, LLC, is signed to the foregoing corrective warranty deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said corrective warranty deed he, as such officer, executed the same for and as the act of said corporation, with full authority in the premises.

Given under my hand and seal of office this the 6th day of February, 2020.

Barbara D. Edwards

Notary Public

My Commission Expires: 07/19/22



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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 SCUTHERN AND MARK LLC
Mailing Address 111 AOWENS PARKWAY
PELHAM ALA
35244

Grantee's Name JAMES R POWERS PROPR
Mailing Address 5762 CHESTNUT TRAIL
MOORE ALA
35244

Property Address 290 REBOWS PARK
ALBASTER ALA

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

416,230⁰⁰

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

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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 2-06-2020

Print JAMES R. POWERS

☐ Unattested

(verified by)

Sign

James R. Powers

(Grantor/Grantee/Owner/Agent) circle one