

SEND TAX NOTICE TO:
Mr. and Mrs. Douglas P. Calvin
381 Dogwood Lakes Drive
Chelsea, AL 35043

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107, Birmingham, Alabama 35242

CORRECTIVE WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Douglas P. Calvin and LaShane C. Calvin, each as Trustees of The Douglas P. and LaShane C. Calvin Family Trust** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Douglas P. Calvin and wife, LaShane C. Calvin** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 2, according to the Survey of Dogwood Lakes Subdivision, as recorded in Map Book 23, Page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

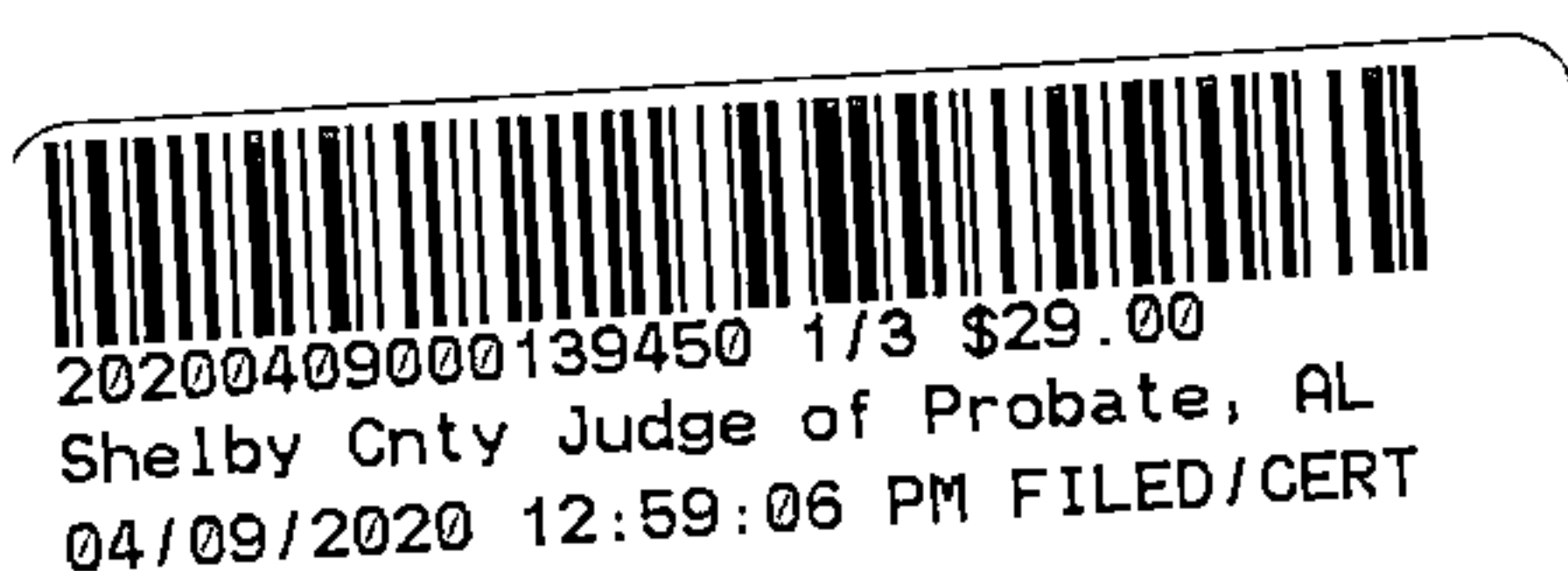
THIS IS A CORRECTIVE DEED GIVEN PURSUANT TO SECTION 40-22-1, 1975 Code of Alabama, TO BE RE-RECORDED TO PERFECT TITLE AS EXPLAINED HEREIN. IT IS TO CORRECT THAT CERTAIN WARRANTY DEED FROM GRANTOR TO GRANTEE FILED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, ON THE 4TH DAY OF MARCH, 2020, INSTRUMENT NUMBER 20200304000086100, WHICH DEED WAS WITHOUT SURVIVORSHIP, BUT THE PARTIES INTENDED THE DEED TO BE WITH SURVIVORSHIP. THE PARTIES TO THE DEED ARE ONE AND THE SAME AS ON THE REFERENCED DEED; AND NO ADDITIONAL CONSIDERATION IS PAID.


NO TITLE OPINION GIVEN

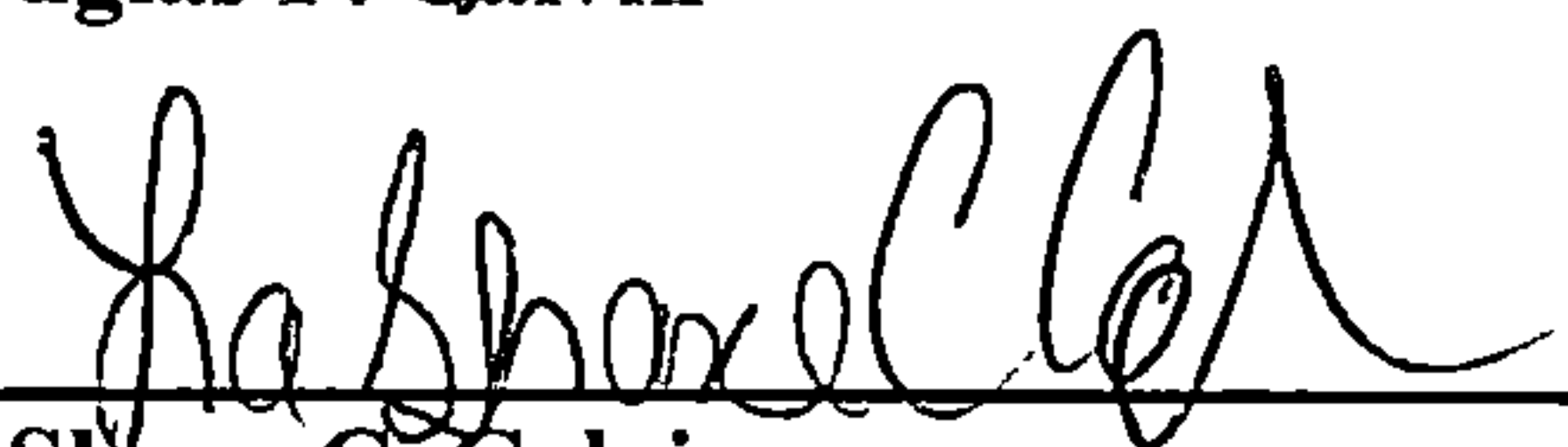
TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 8th day of March, 2020.





Douglas P. Calvin


LaShane C. Calvin

STATE OF ALABAMA)
SHELBY COUNTY)

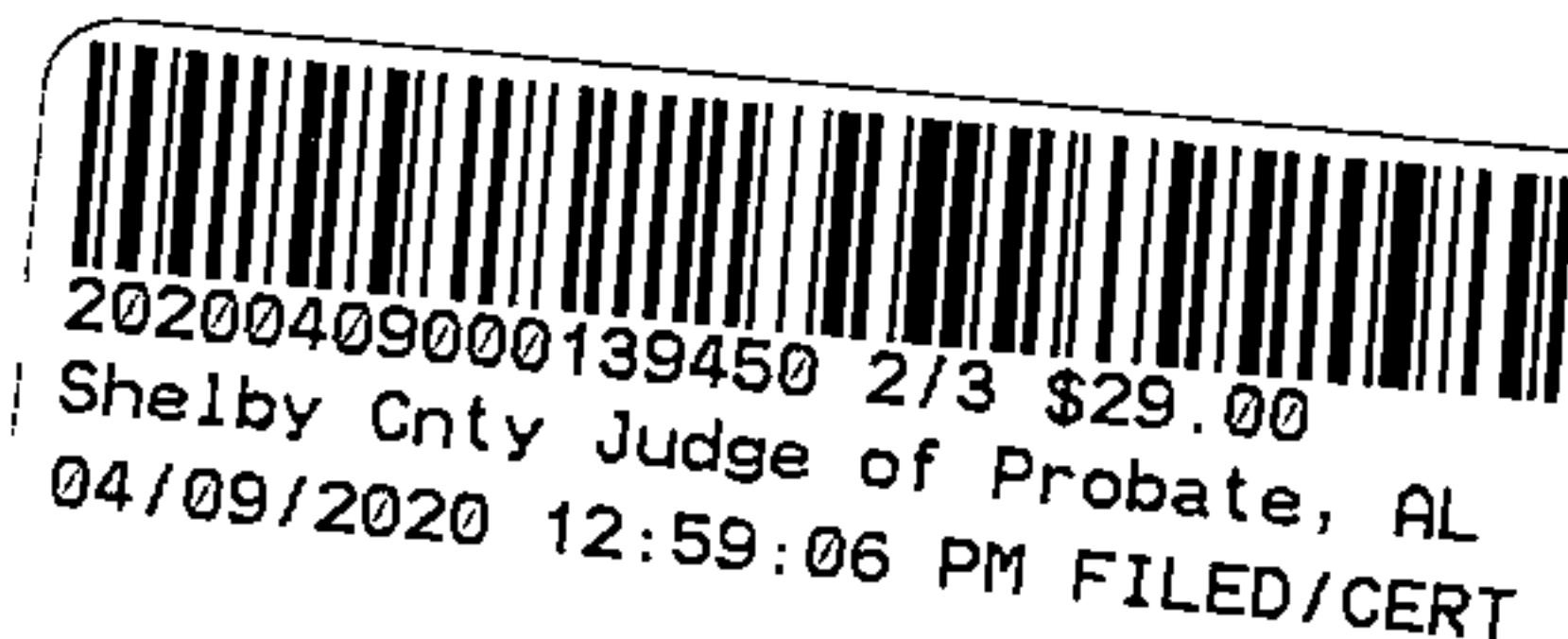
General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that **Douglas P. Calvin** and **LaShane C. Calvin**, whose names are signed to the foregoing conveyance, and who are 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 8th day of March, 2020.



Notary Public
My Commission Expires: 9-30-2023





20200409000139450 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/09/2020 12:59:06 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Douglas P. Calvin and
LaShane C. Calvin, trustees of
Mailing Address The Douglas P. and LaShane C.
Calvin Family Trust
381 Dogwood Lakes Drive
Chelsea, AL 35043

Grantee's Name Douglas P. Calvin and
Mailing Address wife, LaShane C. Calvin
381 Dogwood Lakes Drive
Chelsea, AL 35043

Property Address 381 Dogwood Lakes Drive
Chelsea, AL 35043

Shelby County, AL 03/04/2020
State of Alabama
Deed Tax: \$846.00

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 846,000.00

CORRECTIVE DEED

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 Assessor Notice

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 4.8.2020

Print A. Eric Johnston

Sign _____

Unattested _____