

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

20200422000156880
04/22/2020 09:30:14 AM
CORDEED 1/3

Order Number:
66859125

CORRECTIVE WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
100 Brook Circle
Chelsea, AL 35043

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **SAMUEL L. MANN and LAUREN D. MANN**, husband and wife, whose address is 100 Brook Circle, Chelsea, AL 35043, 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 **SAMUEL L. MANN and LAUREN D. MANN**, husband and wife, as joint tenants with rights of survivorship, whose address is 100 Brook Circle, Chelsea, AL 35043, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 45, According to the Survey of Brook Chase Estates, Phase II, as Recorded in Map Book 22, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama; Being Situated in Shelby County, Alabama.

Prior Deed Reference: Instrument Number 20190529000184690

Parcel ID Number: 09 8 34 0 003 045.000

Commonly Known As: 100 Brook Circle, Chelsea, AL 35043

Fair Market Value: \$245,471.00

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.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

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

WHEREAS, the deed recorded at Instrument Number 20190529000184690, erroneously omitted the marital status of SAMUEL L. MANN and LAUREN D. MANN. At of the time of the above-mentioned conveyance, SAMUEL L. MANN and LAUREN D. MANN were husband and wife.

****This deed is being recorded to correct an error in the prior, above-mentioned deed recorded at Instrument Number 20190529000184690, wherein the marital status of SAMUEL L. MANN and LAUREN D. MANN was erroneously omitted.****

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

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee,

Page 2 of 2

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. A 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 17 day of February, 2020.

GRANTOR:

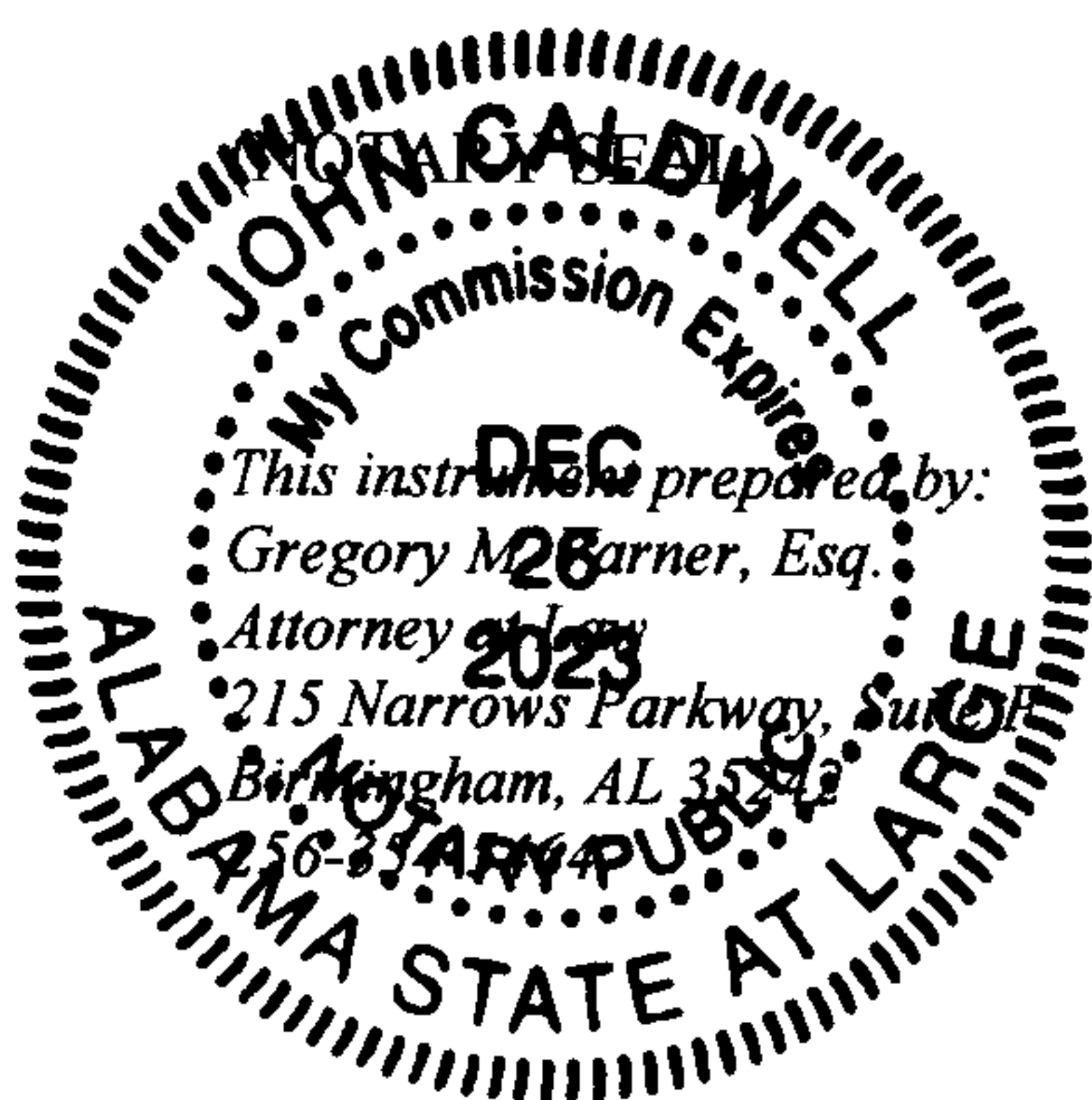
Samuel L. Mann
SAMUEL L. MANN

Lauren D. Mann
LAUREN D. MANN

STATE OF Alabama,
COUNTY OF Shelby,

I, John Caldwell, a Notary Public for the State of Alabama, do hereby certify that SAMUEL L. MANN and LAUREN D. MANN 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 17 day of February, 2020.



John Caldwell

Notary Public

My commission expires:

John Caldwell
My Commission Expires
12/26/2023

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

Grantor's Name Samuel L. Mann
 Mailing Address Lauren D. Mann
100 Brook Circle
Chelsea, AL 35043

Grantee's Name Samuel L. Mann
 Mailing Address Lauren D. Mann
100 Brook Circle
Chelsea, AL 35043

Property Address 100 Brook Circle
Chelsea, AL 35043

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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
☐ 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 2/17/2020

Print

Samuel L. Mann

Sign

Samuel L. Mann

(Grantor/Grantee/Owner/Agent) circle one



d

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, Court Clerk
 Clerk
 Shelby County (verified by)
 04/22/2020 09:30:14 AM
 \$29.00 CATHY
 20200422000156880

Allen S. Bayl

Form RT-1