

**This document prepared by:
Elizabeth A. Roland, Attorney
304 Canyon Park Drive
Pelham, AL 35124**

**Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of Title:
20080111000016820, Shelby County Judge
of Probate, Alabama, 01/11/2008.**

CORRECTED

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS, that, in consideration of the sum of One Hundred (\$100.00) Dollars, cash in hand paid, love and affection and other good and valuable consideration, in hand paid by Grantees herein, the receipt and sufficiency of which is hereby acknowledged, we, **Larry A. Tew** and wife, **Nancy L. Tew**, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, and convey, unto ourselves, **Larry A. Tew** and wife, **Nancy L. Tew**, and **Larry W. Tew**, a married man, for and during their joint lives, and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter referred to, as GRANTEEES, as joint tenants with right of survivorship, the following described property situated in Shelby County, Alabama, to-wit:

Lot 32, according to the map or survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2020 and subsequent years, easements, restrictions, rights of way and permits of record.

Subject to a mortgage in the approximate amount of \$42,000.00 from Regions Bank.

This deed is being recorded to correct the error made on the RT-1 filed simultaneously with the original deed by instrument 2020090300039250 on 9/3/2020, *as to the market value and property address.*

TO HAVE AND TO HOLD to the said Grantees, **Larry A. Tew, Nancy L. Tew and**

Larry W. Tew, for and during their joint lives and upon the death of any, then to the survivor in fee simple, and then to the heirs and assigns of such survivor, 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 persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal on this the 24 day of September, 2020.

Larry A. Tew (L.S.)
Larry A. Tew

Nancy L. Tew (L.S.)
Nancy L. Tew

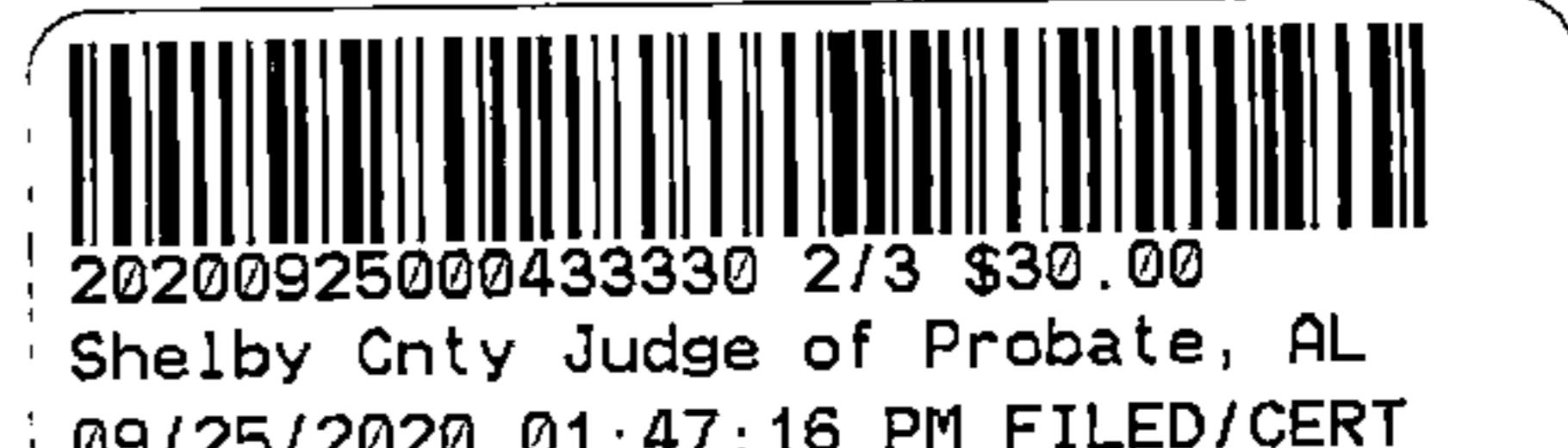
STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Larry A. Tew and wife, Nancy L. Tew, 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 the 24th day of September, 2020.

Elizabeth A. Kral
Notary Public
My commission expires: My Commission Expires: May 22, 2022

Send tax notice to:
Mr. and Mrs. Larry A. Tew
104 Nancy Lane
Calera, AL 35040



Real Estate Sales Validation Form

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

Grantor's Name Larry A. Tew and Nancy L. Tew
Mailing Address 104 Nancy Lane
Calera, AL 35040

Grantee's Name Larry A. Tew, Nancy L. Tew and
Mailing Address Larry W. Tew, 104 Nancy Lane
Calera, AL 35040

Property Address 142 Cove Landing
Calera, AL 35040



20200925000433330 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
09/25/2020 01:47:16 PM FILED/CERT

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 102,610.00 (1/2 = \$51,305.00)

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 Shelby County (AL) Tax Assessor's Office

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 09-24-2020

Print LARRY A. TEW

Unattested

(verified by)

Sign Larry A. Tew

(Grantor/Grantee/Owner/Agent) circle one