

This instrument was prepared by:
David P. Condon
David P. Condon, P.C.
100 Union Hill Drive Ste. 200
Birmingham, AL 35209

Send tax notice to:
Tram, LLC
481 Hillandell Drive
Birmingham, AL 35244

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten Dollars and other good and valuable consideration 00/100 Dollars (\$10.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

Earl. T. Waller, an unmarried man

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Tram, LLC, an Alabama limited liability company

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 30, according to the Survey of Linwood Estates, as recorded in Map Book 11, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

- Subject to:
- (1) 2020 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

This corrective deed is being executed to correct three missing items in that certain deed executed on 08/30/2017 and recorded on 09/14/2017 as Instrument #20170914000334970 in the Shelby County, Alabama Probate Office.

1. Said deed did not state the marital status of Earl T. Waller. He was an unmarried widow.
2. Said deed did not reference the interest of Shirley P. Waller. Shirley P. Waller, grantee of that survivorship deed dated 07/29/1999 and recorded on 08/11/1999 as Instrument #1999-33685, died on the 2nd day of December, 2010.
3. A Power of Attorney was used to execute said defective deed. The Power of Attorney was never recorded. Earl T. Waller died on the 29th day of November, 2019. His heirs at law have been identified with Heirship Affidavits by two disinterested parties which have been recorded simultaneously herewith. Earl T. Waller's heirs at law hereby affirm his intention to have sold the property described herein to Tram, LLC on 08/30/2017 and voluntarily sign this corrective warranty deed to correct and affirm said conveyance.

TO HAVE AND TO HOLD unto Grantee, its heirs and assigned forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its heirs at law, on this ____ day of September, 2020.

BY: Earl T. Waller, Jr. (Seal)
Earl. T. Waller, Jr.
Heir at Law of Earl T. Waller

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Earl T. Waller, Jr., heir at law of Earl T. Waller 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 1st day of September, 2020.

Ra Bomaf
Notary Public:
My Commission Expires: 4/18/22

IN WITNESS WHEREOF, Grantor has set its seal by its heirs at law, on this 1st day of September, 2020.

BY: Jeanne Waller Trammell (Seal)
Jeanne Waller Trammell
Heir at Law of Earl T. Waller

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jeanne Waller Trammell, heir at law of Earl T. Waller 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 1st day of September, 2020.

Ra Bomaf
Notary Public:
My Commission Expires: 4/18/22

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Earl T. Waller
Mailing Address _____

_____Grantee's Name TRAM, LLC
Mailing Address 481 Hillandale Drive
Bham, AL 35244
_____Property Address _____

_____Date of Sale 9-11-2020

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
☐ 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 9-11-2020Print Dawn Bagwell Fore David P. Condon PC.☐ Unattested

(verified by) _____

Signature Dawn Bagwell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2020 01:18:35 PM
\$29.00 JESSICA
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