*This deed is being recorded to correct GRANTOR'S names and the legal description contained in instrument # E 20201103000497980

This instrument was prepared by:

Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080

20201203000554010 12/03/2020 02:42:50 PM CORDEED 1/6 Send Tax Notice to:
Brandon Broadhead and
Jennifer Broadhead
105 Indigo Lane
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTEEN THOUSAND AND 00/100 (\$16,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Roslyn G. Davis, an unmarried woman, Thomas Eugene Davis, Jr., a married man, Elizabeth Davis Cain, a married woman, and Sara Harris, an unmarried woman, as the sole surviving heirs of Thomas Eugene Davis, Sr., having died on or about October 18, 2017 (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Brandon Broadhead and Jennifer Broadhead, husband and wife (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A tract of land situated in the Southeast Quarter of Section 31 and the Southwest Quarter of Section 32 all in Township 21 South, Range 2 West, Shelby County, Alabama, and more particularly described as follows: Commence at the Northeast Comer of the Northeast quarter of the Southeast quarter of said Section 31; thence run South along the east line thereof a distance of 30.02 feet to a point on the South line of a 60 feet right of way; thence an angle right of 92 degrees, 18 minutes, 24 seconds and run West along said South line of right of way a distance of 904.69 feet; thence an angle left of 91 degrees, 41 minutes, 02 seconds and run South a distance of 295 feet to the point of beginning; thence continue south a distance of 147.5 feet; thence an angle left of 88 degrees, 18 minutes, 58 seconds and run east and parallel to 60 feet right of way, a distance of 1170 feet more or less to the West right of way line of Shelby County Highway No. 12; thence run in a northerly direction along West right of way a distance of 147.5 feet more or less; thence West and parallel to 60 feet right of way a distance of 1170 feet more or less to the point of beginning.

Less and except any portion of the above referenced property located within the map of a Resurvey of Lots 1 and 2 of Laurel Road Subdivision as recorded in Map Book 51, Page 11 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of GRANTORS or GRANTORS' spouse(s).

Whereas all of the undersigned GRANTORS herein attest they are the sole surviving heirs of Thomas Eugene Davis Sr.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the ______ day of November, 2020.

Roslyn G. Davis

STATE OF ALABAMA
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Roslyn G. Davis**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the _/___ day of November, 2020.

Notary Public

My Commission Expires:

12020

Page 2 of 5

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IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) is the 18TH day of November, 2020.

Thomas Eugene Davis Jy.

STATE OF ALABAMA
SHELBY COUNTY

SS:

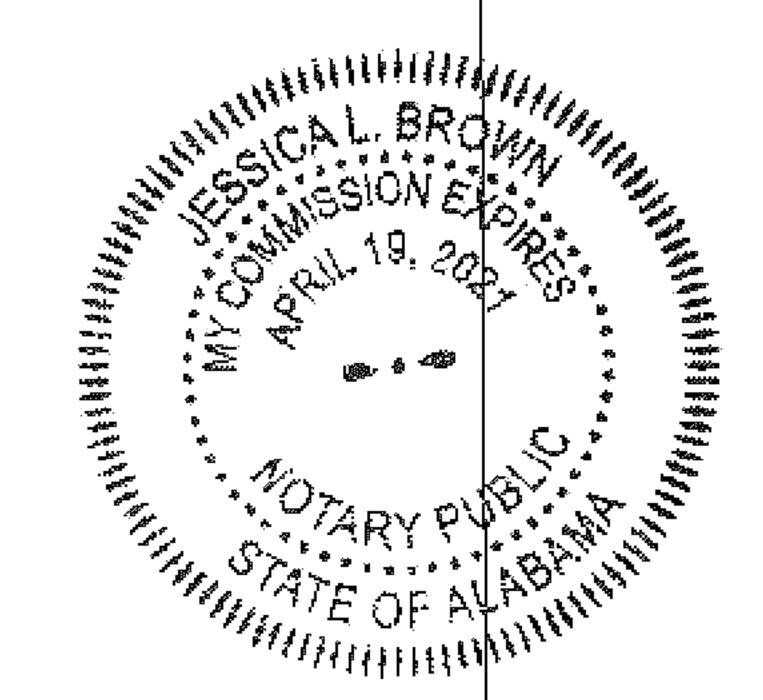
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Thomas Eugene**Davis Jr., whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2 day of

November, 2020.

Motary Public

My Commission Expires: 4-19-2021



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IN WITNESS WHEREOF, said GRANTOR has her cunto set his/her/their hand(s) and seal(s) this the 15th day of November, 2020.

Lizabeth Davis Cain

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elizabeth Davis Cain, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of November, 2020

November, 2020

November, 2020

WHEREOF, I have hereunto set my hand and seal this the 15th day of November, 2020

KRISTI C. THOMAS
My Commission Expires
September 10, 2023

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IN WITNESS WHEREOF, said GRANTOR has h	ereunto set his/her/their hand(s) and seal(s)
this the 30 day of November, 2020.	
<u>8000080000000000000000000000000000000</u>	
Sara Harris	
STATE OF ALABAMA SHELBY COUNTY	SS:
I, the undersigned, a Notary Public, in and for said Cour	nty and State, hereby certify that Sara Harris,
whose name(s) is/are signed to the foregoing conveyance and who	is/are known to me, acknowledged before me on
this day that, being informed of the contents of the Instrument, he	she/they signed his/her/their name(s) voluntarily
on the day the same-bears date.	
IN WITNESS WHEREOF, I have hereunto set m	y hand and seal this the 30th day of
November, 2020. Notary Public November, 2020. November, 2020. November, 2020. November, 2020.	
My Commission Expires:	
8/5/21	

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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

	<u>Rosiyu G. Davis</u> et. al.	Grantee's Name	Brandon Broadhead and Jennifer
Mailing Address	85 Laurel Road Calera, AL 35040	Mailing Address	Broadhead 105 Indigo Lane
Property Address	Census Tract 030605, Block 2057 Calera, AL 35040	Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	
	rice or actual value claimed on this for ecordation of documentary evidence is		following documentary evidence:
Bill of S Sales Co X Closing	ontract	oraisal er:	
*	nce document presented for recordation is not required.	i contains all of the requi	ired information referenced above,
	T is a	tructions	
and their currer	and mailing address - provide the nannt mailing address.	ne of the person or perso	
being conveyed	e and mailing address - provide the nand.	ne or me berson or berso	ins to whom interest to property is
.B. #F	ss - the physical address of the propert to the property was conveyed.	y being conveyed, if ava	ilable. Date of Sale - the date on
-	price - the total amount paid for the price instrument offered for record.	archase of the property, l	ooth real and personal, being
conveyed by th	if the property is not being sold, the transe instrument offered for record. This reassessor's current market value.	7 . • • • • • • • • • • • • • • • • • • •	• · · · · · · · · · · · · · · · · · · ·
current use val valuing proper	provided and the value must be determined buation, of the property as determined by for property tax purposes will be use \$40-22-1 (h).	by the local official charg	ged with the responsibility of
accurate. I furt	best of my knowledge and belief that the ther understand that any false statement ted in <u>Code of Alabama 1975</u> § 40-22-	ts claimed on this form r	
Date Novembe	er 2, 2020	Print: Justin Smit	herman
Unattes	ted (verified by)	Sign	tee//Owner/eigent) circle one
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Of	led and Recorded ficial Public Records dge of Probate, Shelby County Alabama, County		Form RT-1

Clerk

Shelby County, AL

\$40.00 CHARITY

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