

20210115000024330  
01/15/2021 08:34:52 AM  
CORDEED 1/3

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
Southpaw Properties LLC

**This deed is being recorded to correct the legal description of that certain deed recorded in Instrument No. 20180822000300420 in the Probate Office of Shelby County, Alabama.**

STATE OF ALABAMA )

**CORRECTIVE GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **SEVEN HUNDRED SEVENTY THREE THOUSAND AND 00/100 (\$773,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Janice G. Borgosz, a married woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Southpaw Properties LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County, State of Alabama**, to-wit:

**Lot 5 AA, according to the Resurvey of 5A of a Resurvey of Circle S Business Company, as recorded in Map Book 34, page 10 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

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

The property conveyed is not the homestead of the grantor nor that of her spouse.

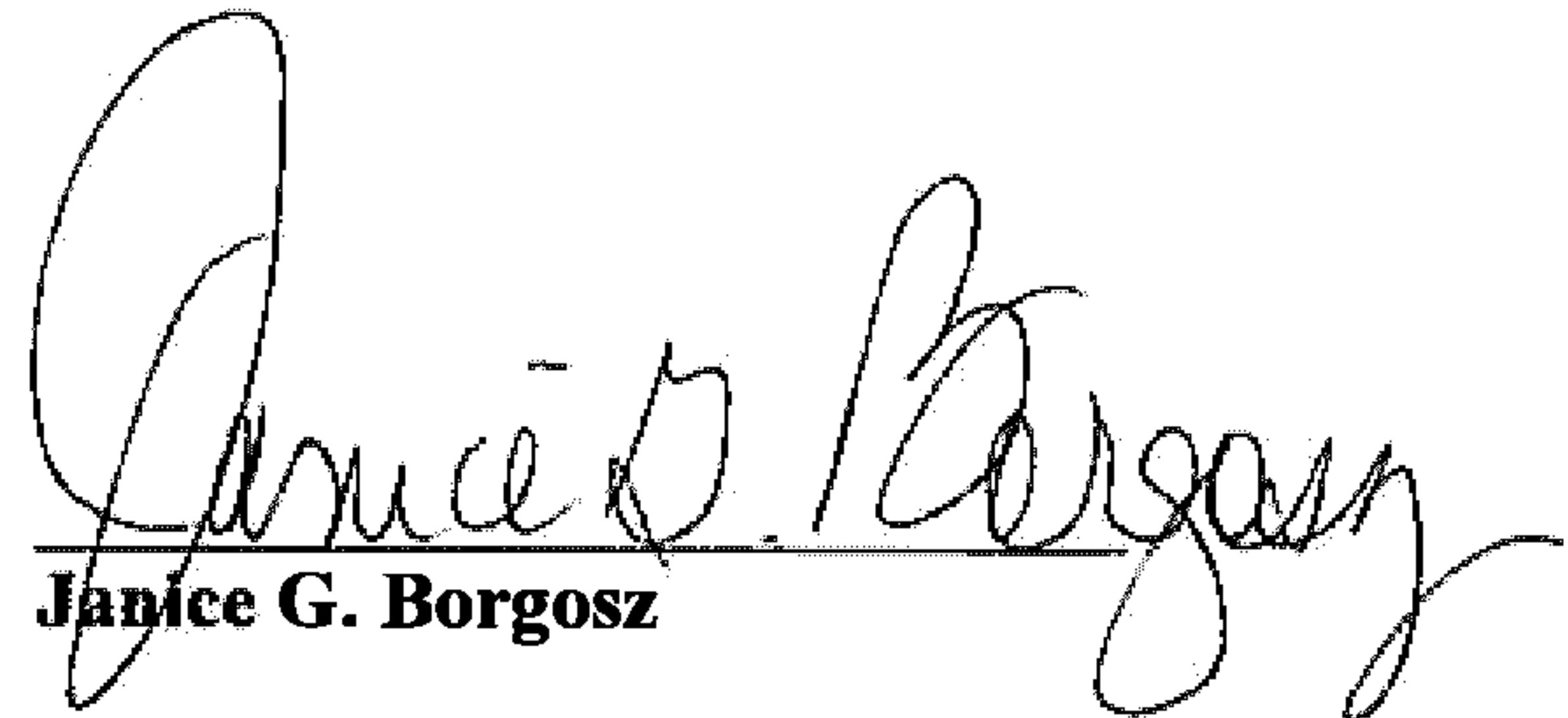
Property Address: **2701 Pelham Parkway, Pelham, AL 35124**

**All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.**

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, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 herein above 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 successors and assigns, forever against the lawful claims of all persons.

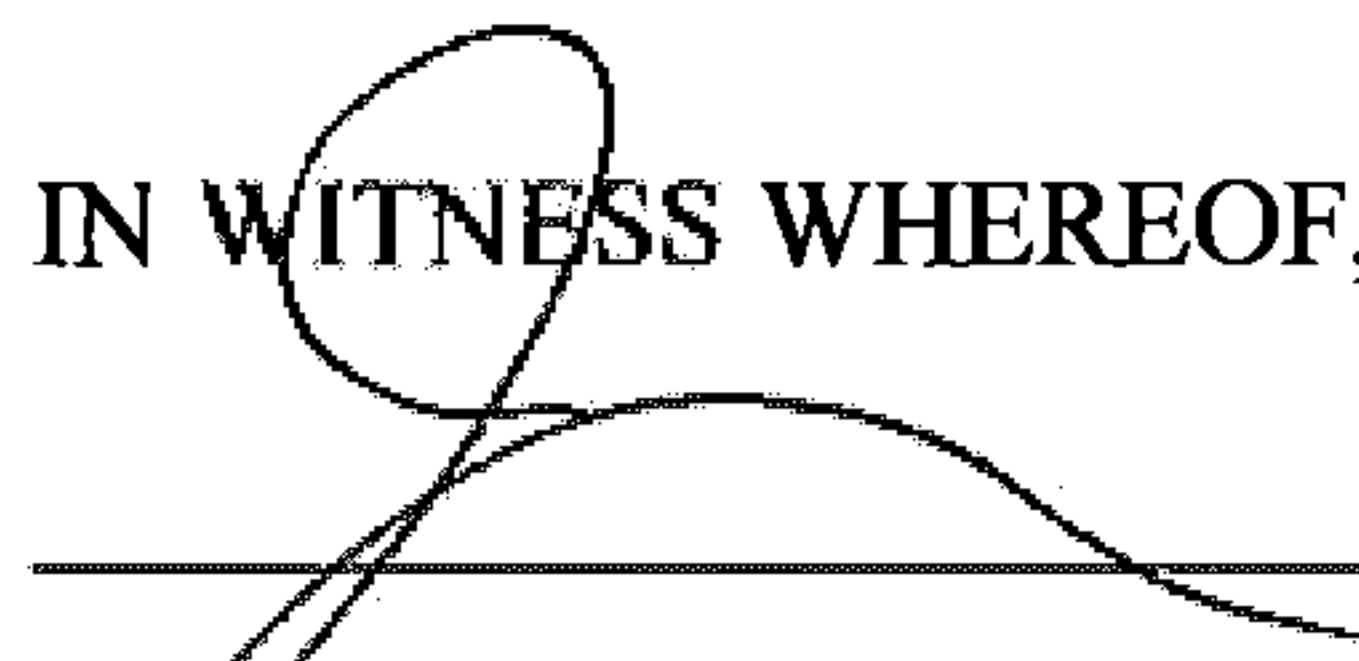
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this 14<sup>th</sup> day of January, 2021.

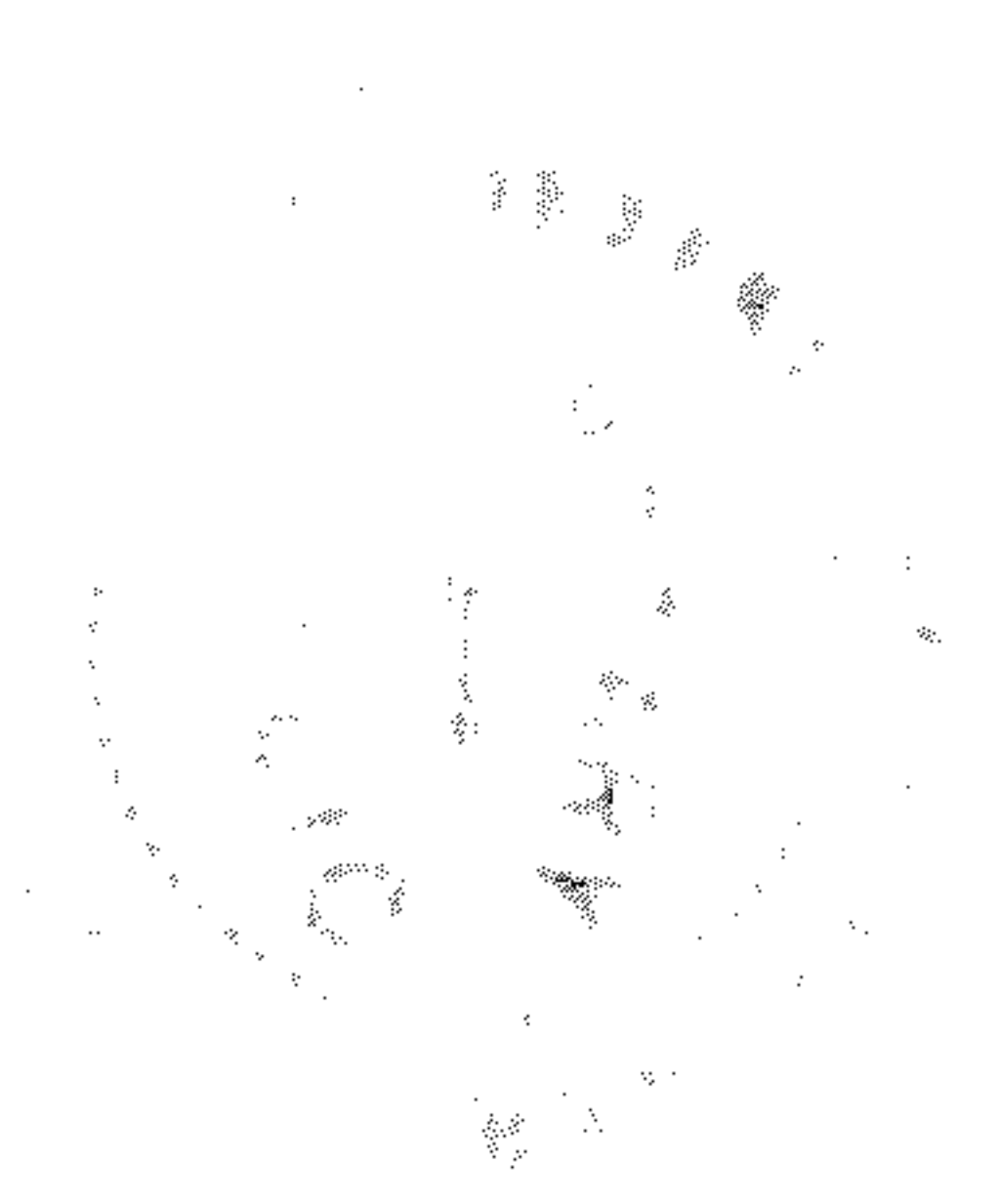
  
Janice G. Borgosz

STATE OF ALABAMA    )  
                                  :  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Janice G. Borgosz** 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 Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: **09/13/2024**



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

Grantor's Name Janice G. Borgosz  
Mailing Address 2701 Pelham Parkway  
Pelham, AL 35124

Grantee's Name Southpaw Properties LLC  
Mailing Address 3433 Southhampton Circle  
Vestavia, AL 35243

Property Address 2701 Pelham Parkway  
Pelham, AL 35124

Date of Sale 8-1-2018  
Total Purchase Price \$ 773,000.00  
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)

- |  |   |
|--|---|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal        |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> 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).

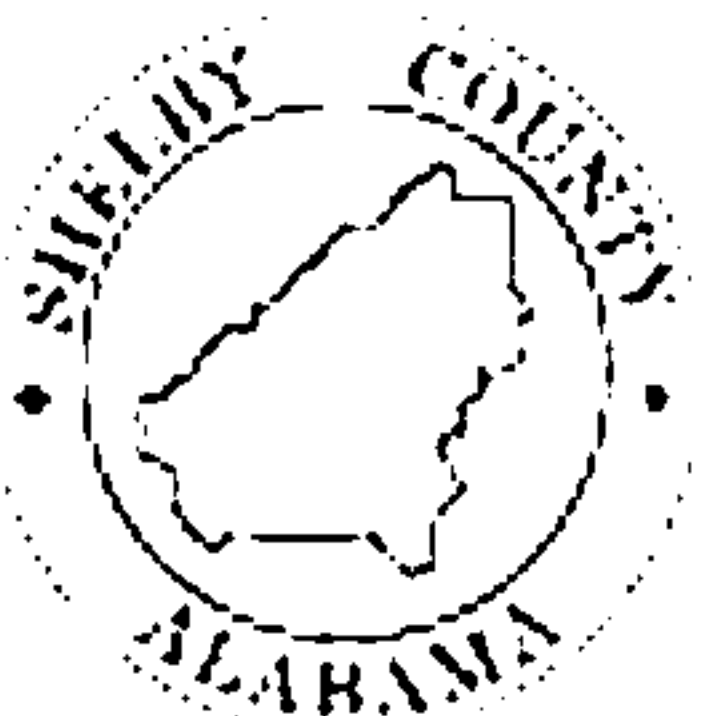
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8-1-2018

Print Jeff W. Parmer

Unattested  
(verified by)

Sign Jeff W. Parmer  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/15/2021 08:34:52 AM  
\$29.00 JESSICA  
20210115000024330

*Alvin S. Beard*