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01/22/2021 03:09:11 PM

CORDEED 1/3

THIS INSTRUMENT PREPARED BY:
J. ALLSTON MACON, III, ESQ.
THE LAW OFFICES OF JEFF W. PARMER, LLC
2204 LAKESHORE DRIVE, SUITE 125
BIRMINGHAM, ALABAMA 35209

PLEASE SEND TAX NOTICES TO:
GVP, LLC
2084 VALLEYDALE ROAD
BIRMINGHAM, AL 35244

THE PURPOSE OF THIS INSTRUMENT IS TO CORRECT THE LEGAL DESCRIPTION IN THAT WARRANTY DEED RECORDED IN INSTRUMENT # 20201209000564590 AND CORRECTIVE DEED RECORDED IN INSTRUMENT #20201222000586900. LOTS 74-80 SHOULD NOT HAVE BEEN INCLUDED IN THE LEGAL DESCRIPTION. HOWEVER LOT 102 SHOULD BE INCLUDED IN THE LEGAL DESCRIPTION. IN ADDITION, THE CONSIDERATION ON THE CORRECTIVE DEED WHICH WAS LISTED AS \$130,000.00 SHOULD BE LISTED AS \$143,000.00.

CORRECTIVE DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Forty Three Thousand and 00/100 Dollars (\$143,000.00)**, to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **Information and Transparency in Real Estate for the Safe Future, LLC**, registered in the State of Alabama as Entity ID 625-443, registered address 2204 Lakeshore Drive, Suite 125, Birmingham, AL 35209 (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **GVP, LLC** registered in the State of Alabama as Entity ID 313-343, registered address 2084 Valleydale Road Birmingham, AL 35244 (herein referred to as **GRANTEE(S)**), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 102, 131, 132, 133, 134, 135, 136, 143, 144, 145, 146, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument # 20200330000124440.

TO HAVE AND TO HOLD unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said **GRANTEE(S)**, his/her/their heir(s) and assigns, that I/we am/are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; and that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heirs and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, **GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 20th day of January, 2021.


Information and Transparency in Real Estate

for the Safe Future, LLC

By: Donna F. Allen, Authorized Agent

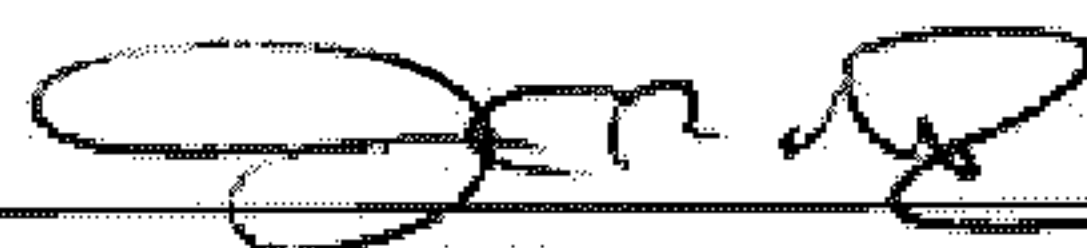
STATE OF ALABAMA

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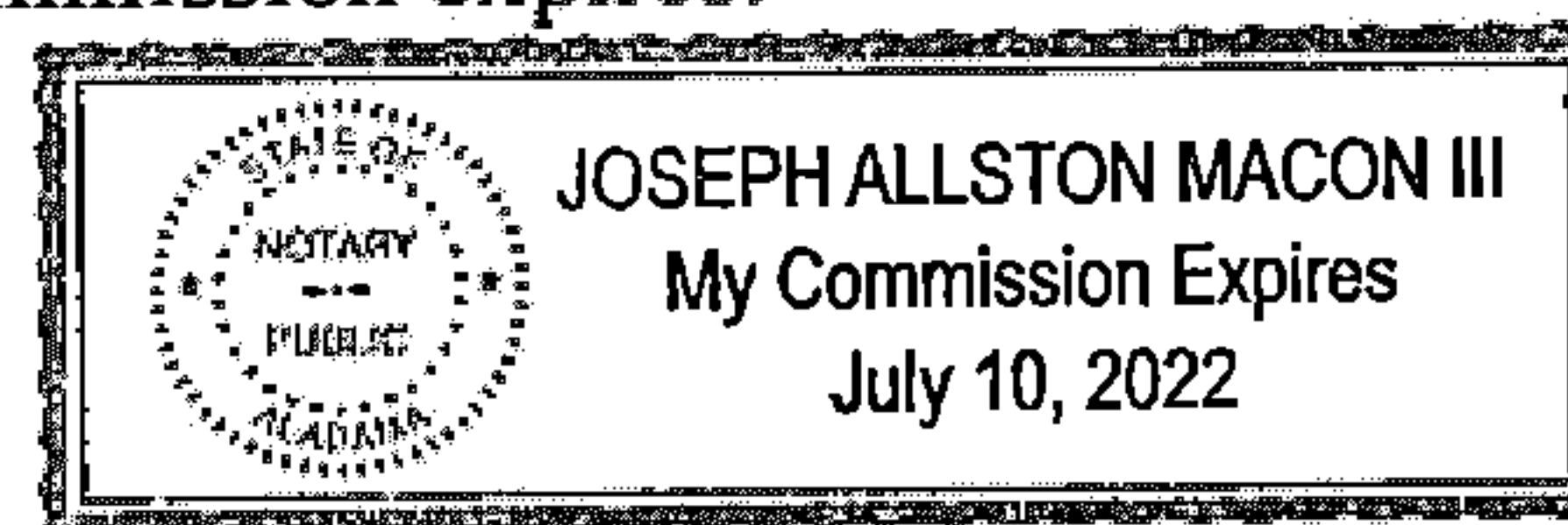
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, hereby certify that **Donna F. Allen, as Authorized Agent for Information and Transparency in Real Estate for the Safe Future, LLC**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument and with full authority, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of January, 2021.



Notary Public
My commission expires:



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

Grantor's Name Safe Future, LLC
 Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Grantee's Name GVP, LLC
 Mailing Address 2084 Valleydale Road
Birmingham, AL 35244

Property Address The Heights Drive
Calera, AL 35040

Date of Sale 1-20-2021
 Total Purchase Price \$ 143,000.00

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)

☐ 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 1-20-2021

Print J. Allston Macon, III

Sign J. Allston Macon, III
 (Grantor/Grantee/Owner/Agent), circle one

Unattested

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/22/2021 03:09:11 PM
 \$42.00 JESSICA
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