

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice to:
(Name) Evan A. Morris
(Address) 152 Shiraz Street
Alabaster, AL 35007

CORRECTIVE / QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Evan A. Morris and wife, Lekesia Lasa Morris, also known as Shay Morris**, the "Grantors" herein, in hand paid by **Evan A. Morris and Lekesia Lasa Morris**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

Lot 61, according to the Survey of Wynlake Subdivision, Phase III, as recorded in Map Book 21, Page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Lekesia Lasa Morris is one as the same person as Shay Morris, as reflected within that certain Warranty Deed recorded at Instrument #20150908000311330 in the Probate Office of Shelby County, Alabama.

IT IS THE INTENT OF THIS DEED TO CORRECT THE NAME OF LEKESIA LASA MORRIS REFLECTED AS SHAY MORRIS WITHIN THE ABOVE REFERENCED DEED.

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said **Evan A. Morris and Lekesia Lasa Morris, as joint tenants, with right of survivorship**, and Grantee's heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event of one grantee herein survives the other, the entire interest in fee simple shall pass

to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Given under my hand and seal this 11th day of January, 2021.

E A Morris

Evan A. Morris

Lekesia Lasa Morris

Lekesia Lasa Morris

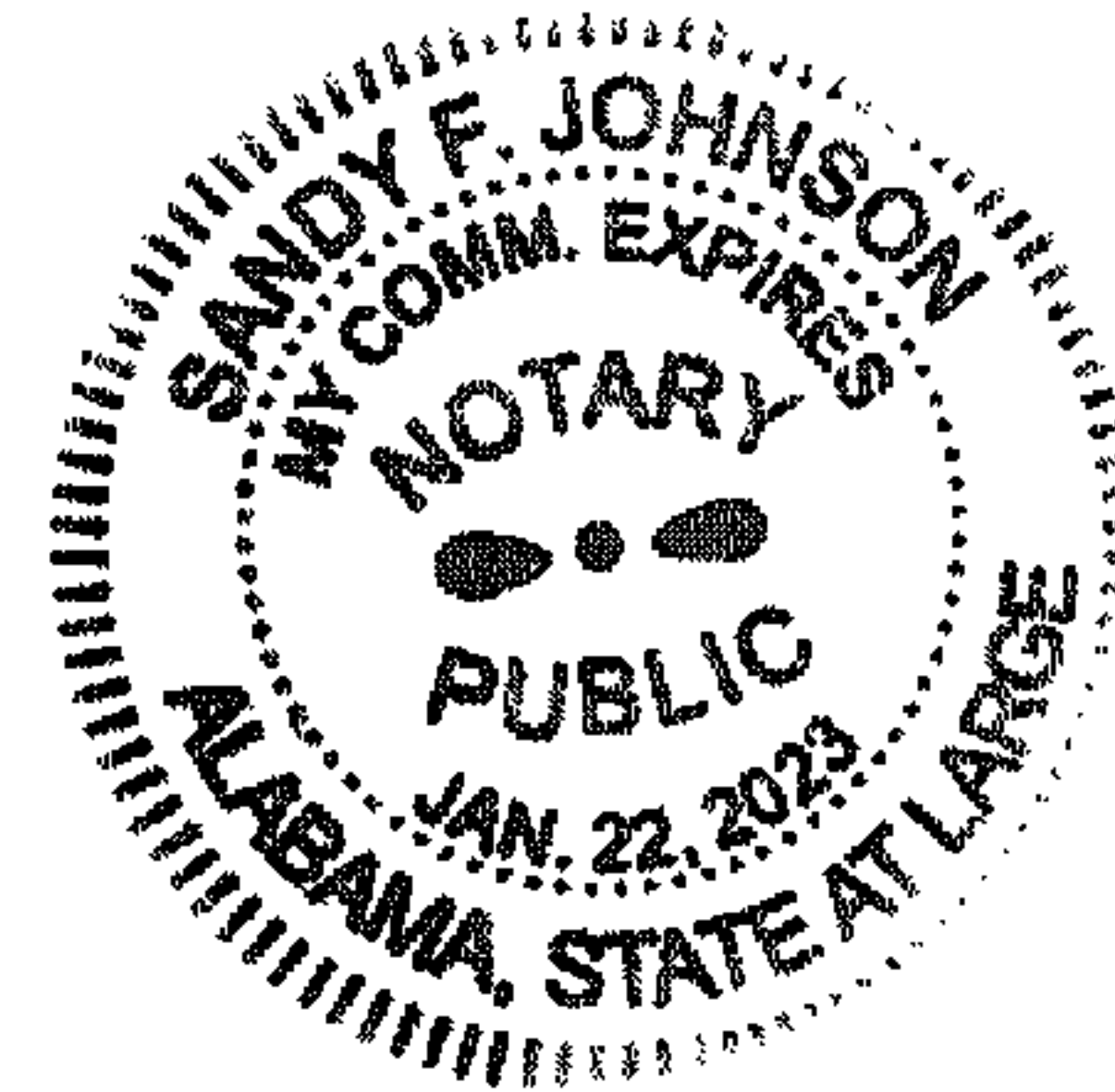
STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evan A. Morris and Lekesia Lasa Morris, who 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 that same bears date.

Given under my hand this 11th day of January, 2021.

Sandy F. Johnson

Notary Public
My Commission Expires: 1/22/23



Real Estate Sales Validation Form

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

Grantor's Name Evan A. Morris and
Mailing Address Lekesia Lasa Morris
152 Shiraz Street
Alabaster, AL 35007

Grantee's Name Evan A. Morris and
Mailing Address Lekesia Lasa Morris
152 Shiraz Street
Alabaster, AL 35007

Property Address 152 Shiraz Street
Alabaster, AL 35007

Date of Sale 1/11/2021

Total Purchase Price \$ _____

or

Actual Value \$ _____

20210122000037570 01/22/2021 03:16:00 PM CORDEED 3/3 or

Assessor's Market Value \$ 275,500.00

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 Assessed Value - EXEMPT AS CORRECTIVE INSTR.

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 1/11/2021

Print Sandy F Johnson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2021 03:16:00 PM
\$30.00 CHERRY
20210122000037570

[Signature]