

20210427000208210
04/27/2021 10:57:06 AM
CORDEED 1/6

Send tax notice to:
KW Development, LLC
374 Shady Acres Rd.
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy Ste 280
Birmingham, Alabama 35243
TITLE NOT EXAMINED

STATE OF ALABAMA
COUNTY OF SHELBY

CORRECTIVE
QUIT CLAIM DEED

This deed is being recorded to correct that certain deed recorded in Instrument No. 20200423000159890, in that the named Grantor(s) set out in said deed are incorrect.

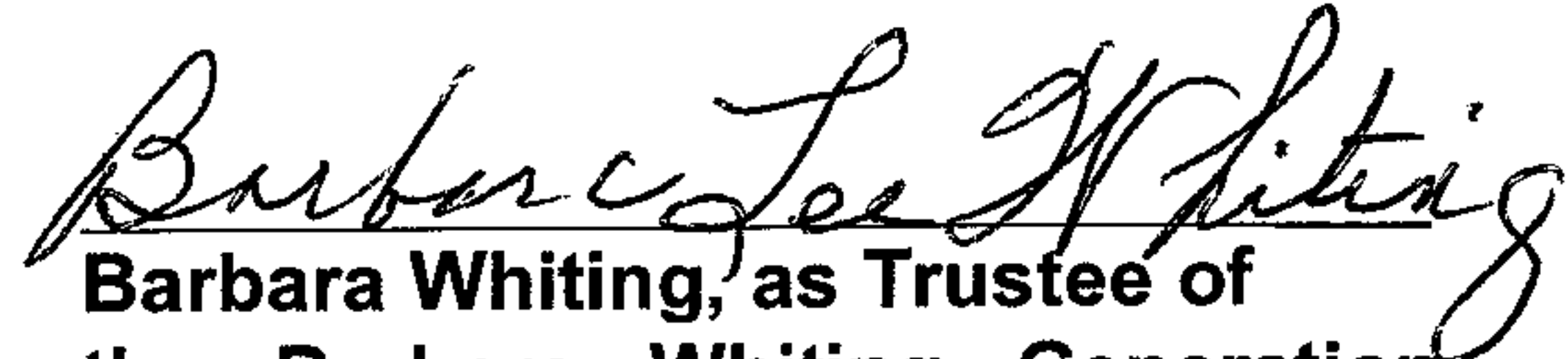
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, **Barbara Whiting, as Trustee of the Barbara Whiting Generation Skipping Trust pursuant to Item Six of the Will of Robert E. Lee (1/3 interest); and Thomas Wayne Lee, as Trustee of the Thomas Wayne Lee Generation Skipping Trust pursuant to Item Six of the Will of Robert E. Lee (1/3 interest); and Patricia Nell Cottrell, as Trustee of the Patricia Nell Cottrell Generation Skipping Trust pursuant to Item Six of the Will of Robert E. Lee (1/3 interest)** (hereinafter referred to as the "Grantor") by the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto **KW Development, LLC**, (hereinafter referred to as the "Grantee"), all Grantor's right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set its signature and seal on this the 16th day of March, 2021.

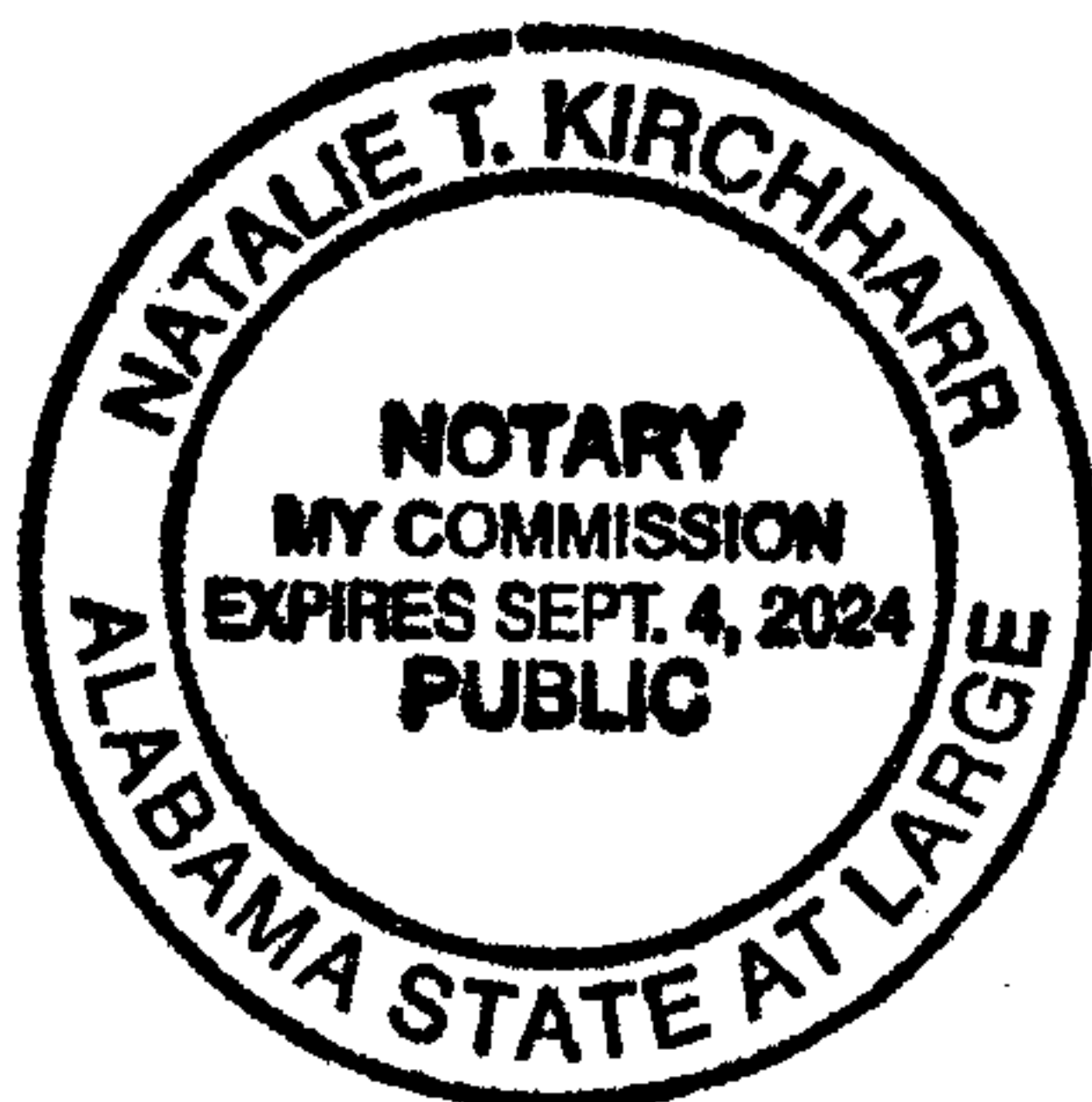

Barbara Whiting, as Trustee of
the Barbara Whiting Generation
Skipping Trust pursuant to Item
Six of the Will of Robert E. Lee (1/3
interest)

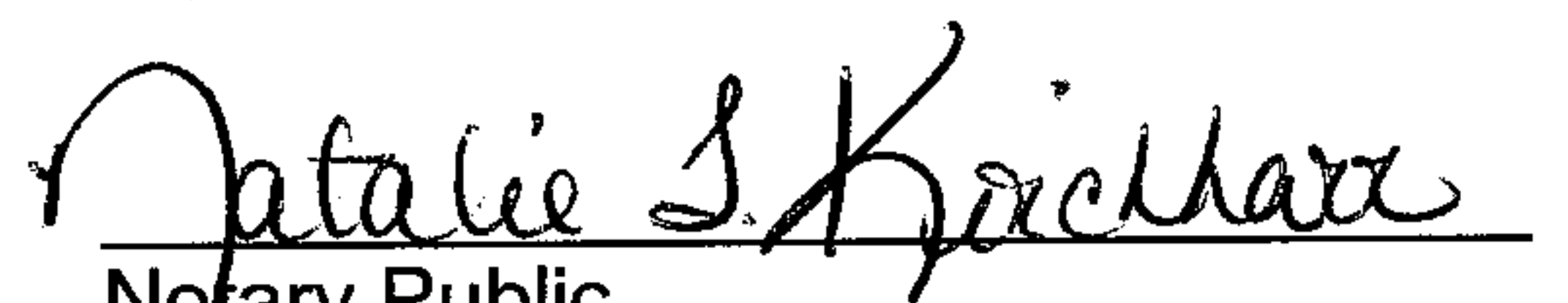
STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Barbara Whiting, whose name as Trustee of the Barbara Whiting Generation Skipping Trust pursuant to Item Six of the Will of Robert E. Lee (1/3 interest)**, 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 said instrument, she, in her capacity as such trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of March, 2021.

SEAL




Notary Public
Print Name: Natalie T. Kirchharr
Commission Expires: 9/4/2024

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set its signature and seal on this the 23rd day of February, 2021.

Thomas Wayne Lee

Thomas Wayne Lee, as Trustee of the Thomas Wayne Lee Generation Skipping Trust pursuant to Item Six of the Will of Robert E. Lee (1/3 interest)

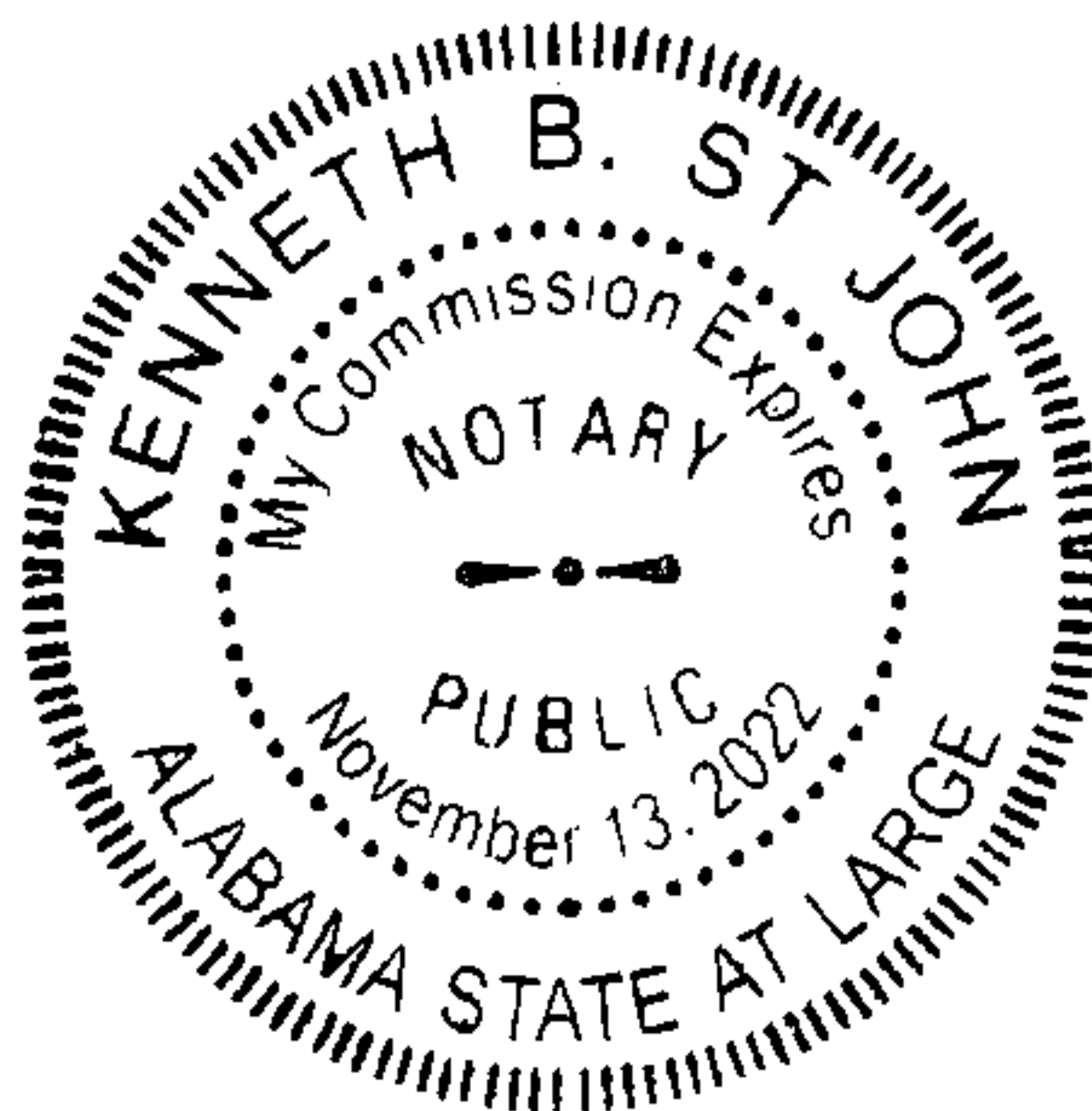
STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas Wayne Lee, whose name as Trustee of the Thomas Wayne Lee Generation Skipping Trust pursuant to Item Six of the Will of Robert E. Lee (1/3 interest)**, 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 said instrument, he, in his capacity as such trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 2021.

SEAL



[Signature]
Notary Public
Print Name: Kenneth B St John
Commission Expires: 11/13/2022

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set its signature and seal on this the 23rd day of February, 2021.

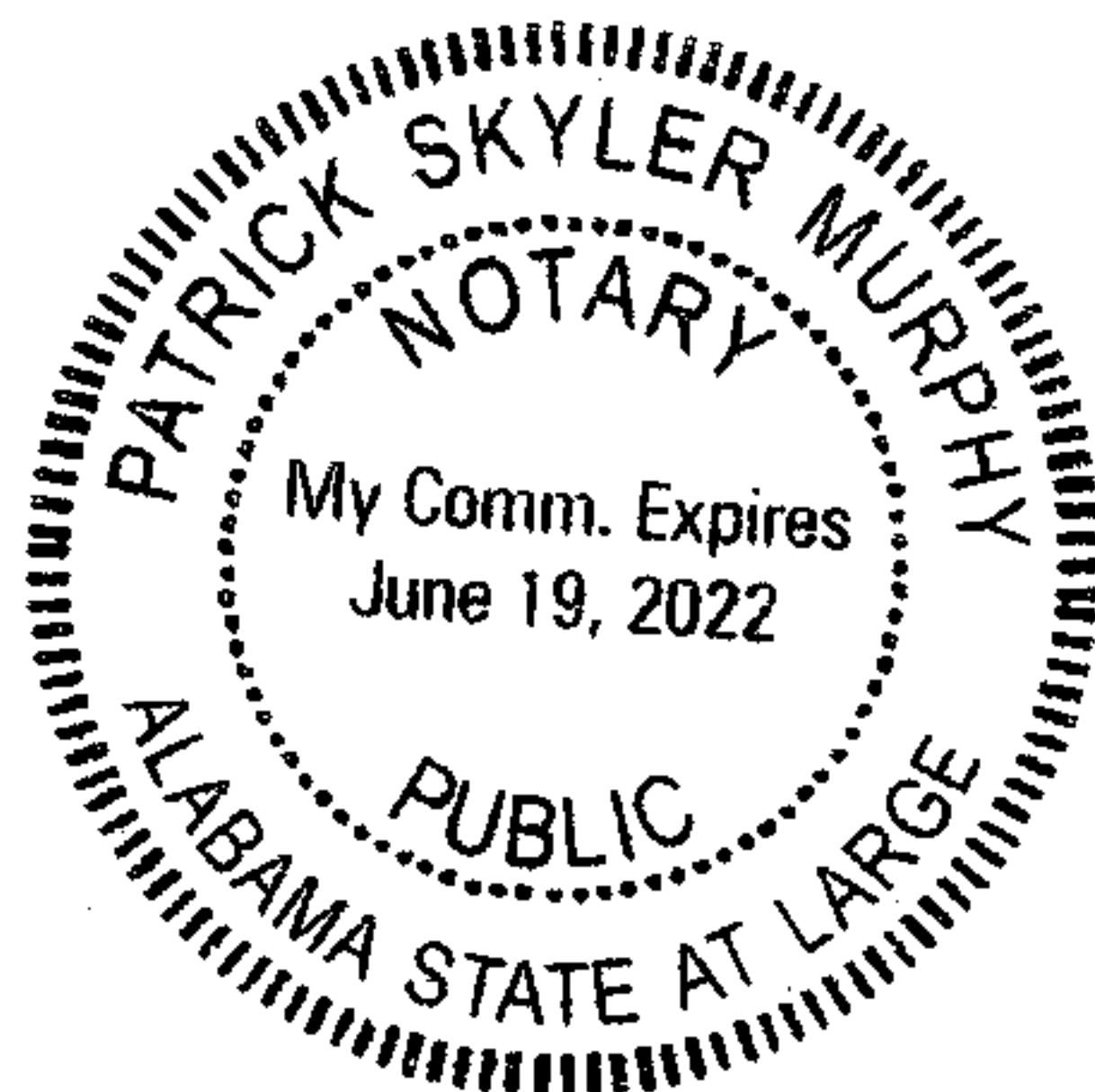
Patricia Nell Cottrell
Patricia Nell Cottrell, as Trustee of
the Patricia Nell Cottrell Generation
Skipping Trust pursuant to Item
Six of the Will of Robert E. Lee (1/3
interest)

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patricia Nell Cottrell, whose name as Trustee of the Patricia Nell Cottrell Generation Skipping Trust pursuant to Item Six of the Will of Robert E. Lee (1/3 interest)**, 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 said instrument, she, in her capacity as such trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of February, 2021.

SEAL



[Signature]
Notary Public
Print Name: Patrick Skyler Murphy
Commission Expires: 6-19-22

EXHIBIT "A"

Part of the SE ¼ of SW ¼ of Section 36, Township 19 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of the SE ¼ of the SW ¼ of Section 36, Township 19 South, Range 3 West, and run North along the West line of the Amended Map of Wildewood Village, Third Addition (Map Book 8, Page 182), a distance of 41.79 feet to the point of beginning; thence turn an angle of 32° 50' 05" right and continue along the Northwest line of the Amended Map of Wildewood Village Third Addition a distance of 716.77 feet to an iron pin; thence turn an angle of 121° 18' 26" left and run Westerly a distance of 388.78 feet to an iron pin; thence turn an angle of 91° 31' 39" left and run South a distance of 612.62 feet to the point of beginning, being situated in Shelby County, Alabama.

Also being now known as a part of Lots 6 and 7, according to the Survey of Panthers Path Subdivision, as recorded in Map Book 53, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Grantor's Name Barbara Whiting Generation Skipping Trust
 Mailing Address Thomas Wayne Lee Generation Skipping Trust
Patricia Nell Cottrell Generation Skipping Trust
1A Ridge Drive, Pelham, AL 35124

Grantee's Name KW Development, LLC
 Mailing Address 374 Shady Acres Road
Alabaster, AL 35007

Property Address Mitoba Trail
Pelham, AL 35124

Date of Sale 02/23/2021
 Total Purchase Price \$ N/A - Corrective Deed
 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 N/A - Corrective Deed

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 04/26/2021

Print Hyland W. Hunt

Unattested _____

(verified by)

Sign [Signature]
 (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
 04/27/2021 10:57:06 AM
 \$43.00 MISTI
 20210427000208210

Allen S. Boyd