Parcel I.D. #:

20210510000230850 1/4 \$32.00 Shelby Cnty Judge of Probate, AL 05/10/2021 12:08:23 PM FILED/CEDT

Send Tax Notice To:

Sonya Swords 355 Comanche Street Montevallo, AL 35115

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Twelve Thousand Dollars and 00/100 (\$12,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Lanice Chandler, a married woman,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Sonya Swords,** hereinafter known as the GRANTEE;

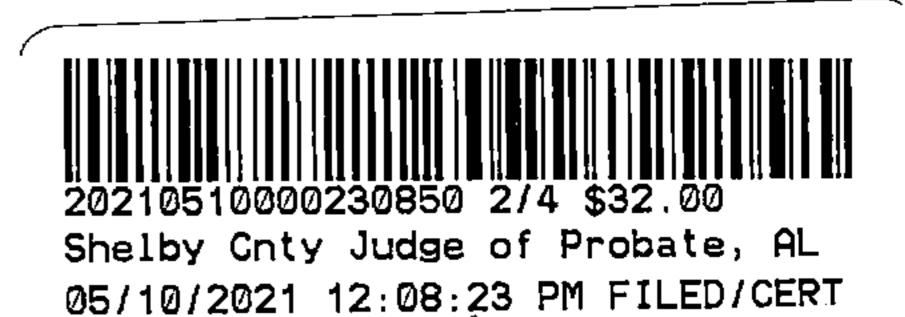
A parcel of land in the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

That part of Lot 9-A and according to map and survey by L.E. Shaw as follows: Beginning at the Northwest corner of the Tom McGaughy Lot, map of which is recorded in Map Record 3, Page 49 in the Office of the Judge of Probate of Shelby County, Alabama, said point being the Beginning; Thence North 14 degrees 59 minutes 32 seconds East, a distance of 105.94 feet; Thence South 85 degrees 01 minutes 55 seconds East, a distance of 188.87 feet; Thence South 52 degrees 59 minutes 10 seconds West, a distance of 32.07 feet; Thence North 86 degrees 12 minutes 02 seconds West, a distance of 27.45 feet; Thence South 12 degrees 43 minutes 35 seconds West, a distance of 16.50 feet; Thence North 76 degrees 28 minutes 49 seconds West, a distance of 30.13 feet; Thence South 26 degrees 35 minutes 03 seconds West, a distance of 66.46 feet; Thence West a distance of 99.91 feet to the Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

THE ABOVE DESCRIBED REAL PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

THIS DEED IS TO CORRECT THE MARITAL STATUS OF THE GRANTOR'S HEREIN AND THE LEGAL DESCRIPTION IN THAT CERTAIN INSTRUMENT RECORD IN THE AS INSTRUMENT # 20110726000216970, IN THE SHELBY COUNTY PROBATE JUDGE'S OFFICE.



The legal description was provided by the GRANTOR herein. This deed was prepared without the benefit of a title search and without a survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey he same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

_ IN	WITNESS WH	IEREQF, we have h	nereunto set our ha	ands and seals, on thi	s the
<u> 30</u>		Hous	, 2021.		
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LANICE CHANDLER

Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Lanice Chandler, a married woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

20210510000230850 3/4 \$32.00 Shelby Cnty Judge of Probate, AL 05/10/2021 12:08:23 PM FILED/CERT

This Instrument Prepared By:

Closing did not occur in the office of the preparer.

Clint C. Thomas, P.C.

Attorney at Law
P.O. Box 1422
Calera, AL 35040

20210510000230850 4/4 \$32.00

Real Estate Sales Validation Form

20210510000230850 4/4 \$32.00 Shelby Cnty Judge of Probate, AL 05/10/2021 12:08:23 PM FILED/CERT

Form RT-1

This	Document must be filed in acco	rdance with Code of Alabama 19	05/10/2021 12:08:23 PM FILED/CE
3rantor's Name	Lanix & hadha	The will Code of Alabama 19	75, Section 40-22-1
/lailing Address	Lanice Mandler 403 Waterford Ove T	Clantee's Name	Sonya Sworely
	Calena al 35040		- COMO MALAST
		• •	- Montevello, Al 35115
'roperty Address	96 Tom INN Rd Monterallo Q1 35	Date of Sale Total Purchase Price	\$ 4/38/21
		. Actual Value	\$ 12,000
•		Assessor's Market Value	©
he purchase price vidence: (check or Bill of Sale Sales Contract Closing Statem		this form can be verified in the entary evidence is not required. Appraisal Other	مادار ومدن فيدر والمستوال والمناسون والمناسون والمناسون والمناسون والمناسون والمناسون والمناسون والمناسوني
the conveyance dove, the filing of t	ocument presented for reco his form is not required.	rdation contains all of the rec	uired information referenced
·		nstructions	
property and their	mailing address - provide the current mailing address.	ne name of the person or per	sons/conveying interest
rantee's name and property is being	d mailing address - provide to conveyed.	he name of the person or pe	rsons to whom interest
operty address - t	he physical address of the p	roperty being conveyed, if av	· :1
ate of Sale - the da	ate on which interest to the	property was conveyed	zanapje,
stal purchase price	e - the total amount paid for the instrument offered for rec	the nurchae a su	both real and personal,
inveyed by the insensed appraiser of	property is not being sold, the trument offered for record. The the assessor's current mark	e true value of the property, his may be evidenced by an ket value.	
sponsibility of valu	ed and the value must be determined and the value must be determin	termined, the current estimates determined by the local of purposes will be used and the balance.	e of fair market value, ficial charged with the ne taxpayer will be penalized
curate. I further up the penalty indica	of my knowledge and belief to nderstand that any false stat ted in <u>Code of Alabama 197</u>	hat the information contained	in this document is true and may result in the imposition
te 4/38/21		Print Sonya Swa	
Unattested			UYCLI
	(verified by)	Sign Assertations	/Owner/Agent) circle one
	* •		vowner/Agent) circle one