

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Centennial Homes, LLC
3000 Riverchase Galleria, Ste 830
Birmingham, AL 35244

STATE OF ALABAMA)

**CORRECTIVE
STATUTORY WARRANTY DEED**

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Seventy-Nine Thousand Nine Hundred and 00/100 (\$179,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Wilhelmus J. Schaffers, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, ~~AJH Properties, an Alabama limited liability company, a Member of~~ Centennial Homes, LLC, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 3, according to the Final Plat of Heatherwood Estates, as recorded in Map Book 51, Page 13, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

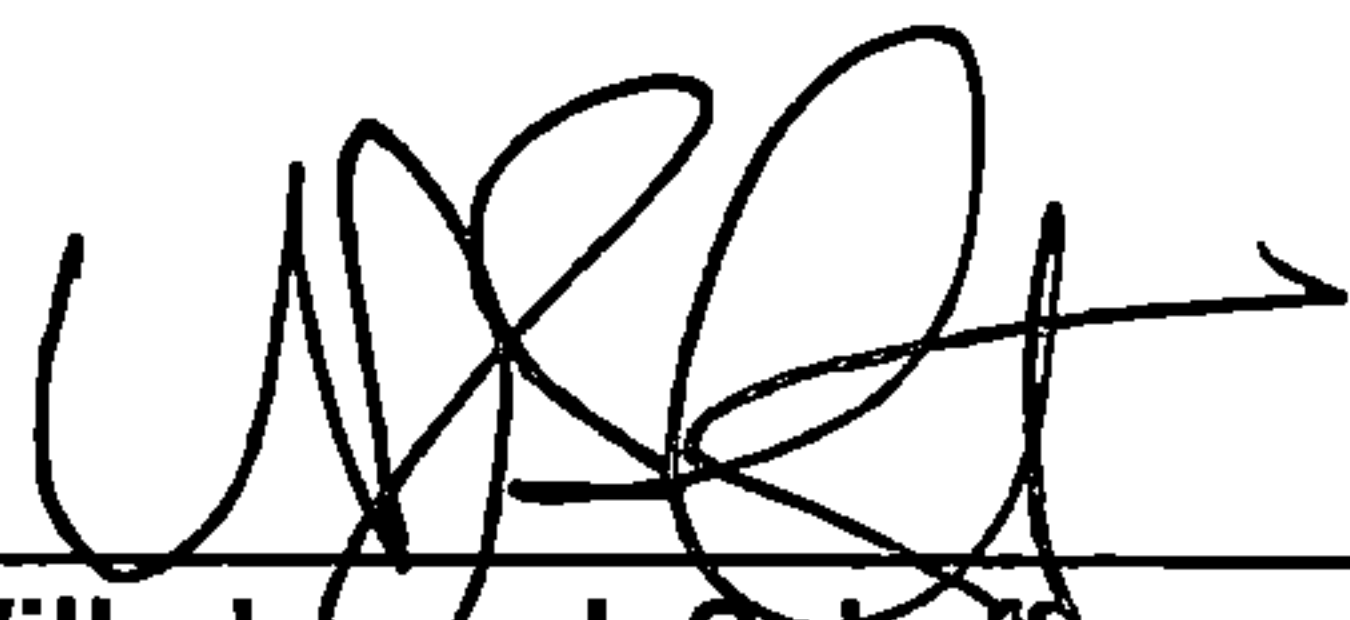
Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. **This deed is being re-recorded to correct the name of the grantee.**

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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **19th** day of **April**, 2021.



Wilhelmus J. Schaffers

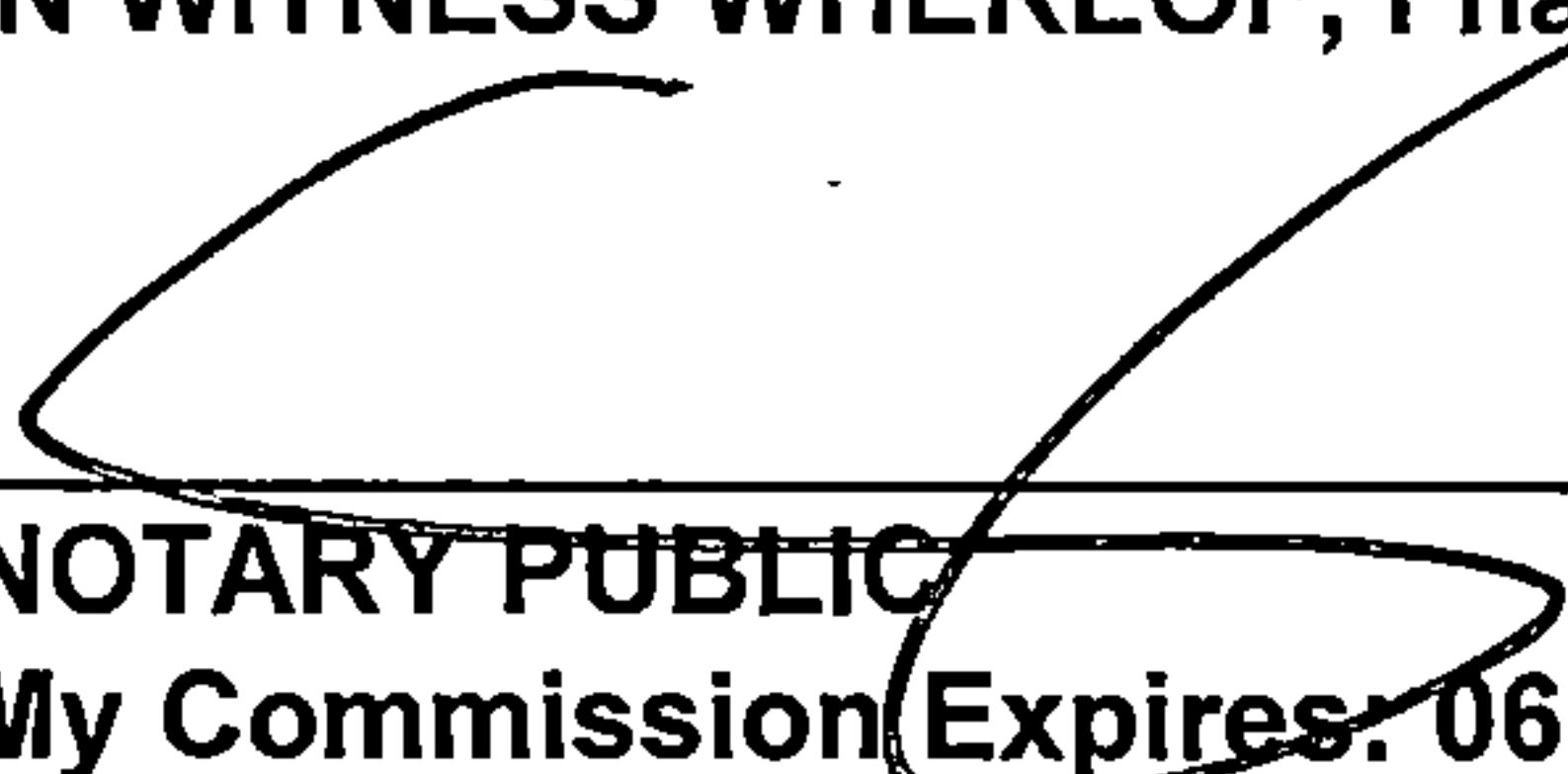

20210427000207020 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/27/2021 08:53:42 AM FILED/CERT

STATE OF ALABAMA)

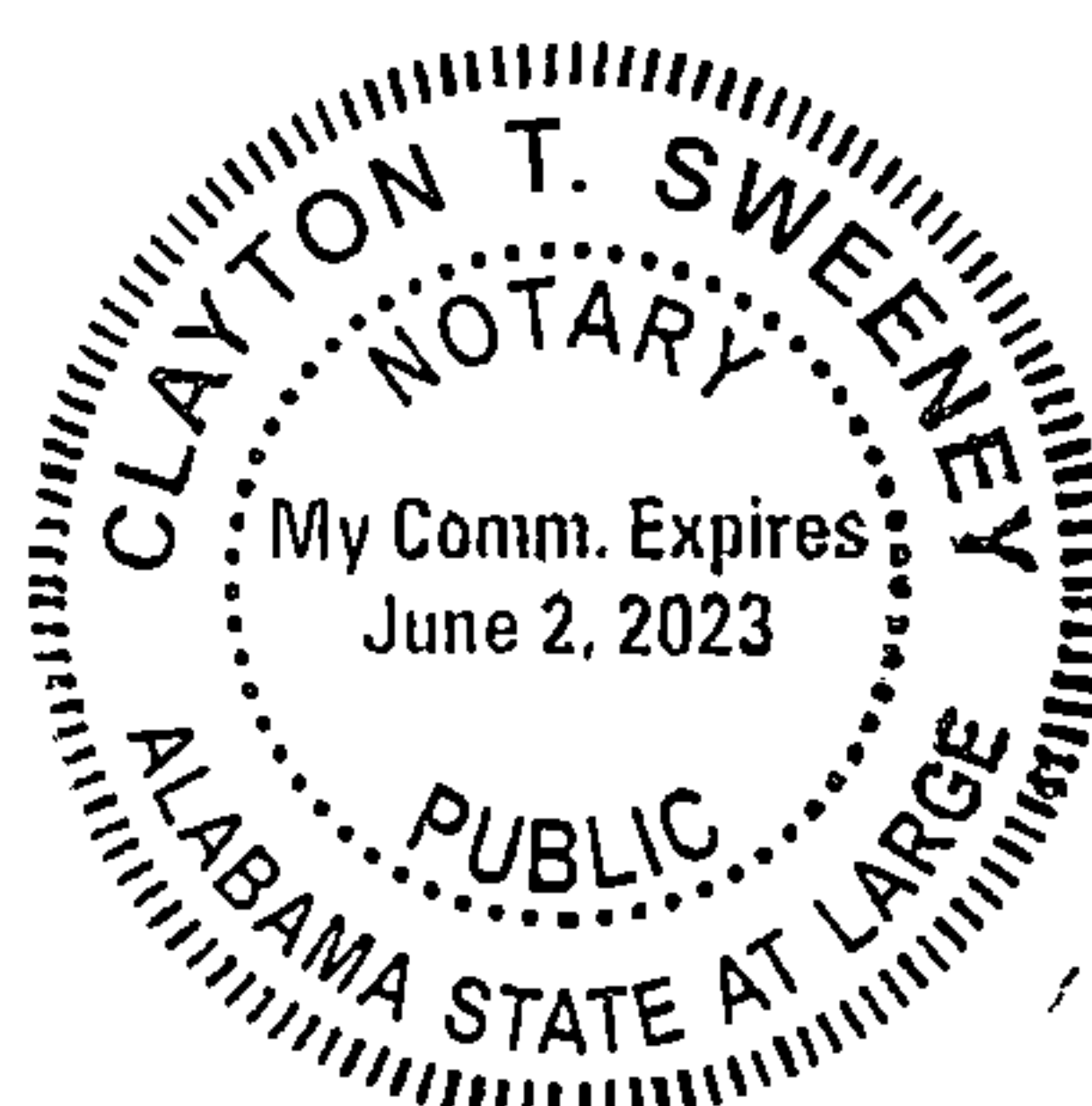
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wilhelmus J. Schaffers, a married man, whose name 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 he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of April, 2021.



NOTARY PUBLIC
My Commission Expires: 06-02-2023




20210621000300480 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
06/21/2021 11:56:12 AM FILED/CERT

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Centennial Homes, LLC

Grantor's Name Wilhelmus J. Schaffers

Grantee's Name

~~BY WILLIAMUS J. SCHAFFERS~~

Mailing Address 1376 Legacy Drive
Birmingham, AL 35242

Mailing Address 3000 Riverchase Galleria, Ste 830
Birmingham, AL 35244

Property Address 783 Heatherwood Drive
Birmingham, AL 35244

Date of Sale April 19, 2021

Total Purchase Price \$ 179,900.00

or

Actual Value \$

or

Assessor's Market Value \$



20210427000207020 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
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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/ Assessor's Appraised Value

☐ Other – property tax redemption

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 _____

Print Wilhelmus J. Schaffers

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20210621000300480 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
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