

THIS INSTRUMENT WAS PREPARED BY:  
Burt W. Newsome  
Greystone Title, L.L.C.  
193 Narrows Drive #103  
Birmingham, AL 35242

20211015000502340  
10/15/2021 12:39:14 PM  
CORDEED 1/4

STATE OF ALABAMA       )  
SHELBY COUNTY         )

**CORRECTIVE  
WARRANTY DEED**

**This Corrective Warranty Deed is being recorded to correct typographical error that exists in the legal description and properly include the easement of the subject property.**

***Instrument Number: 20210624000308170***

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned ELAINE W. BEIERSDOERFER, a single person (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto TIMOTHY ALLAN SAYERS JR AND KIMBERLY M SAYERS, (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

*Exhibit "A"*

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

**TO HAVE AND TO HOLD** the above described property, together with all rights and privileges incident or appurtenant thereto, unto TIMOTHY ALLAN SAYERS JR AND KIMBERLY M SAYERS their heirs, successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's deaths, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, ELAINE BEIERSDOERFER has caused this conveyance to

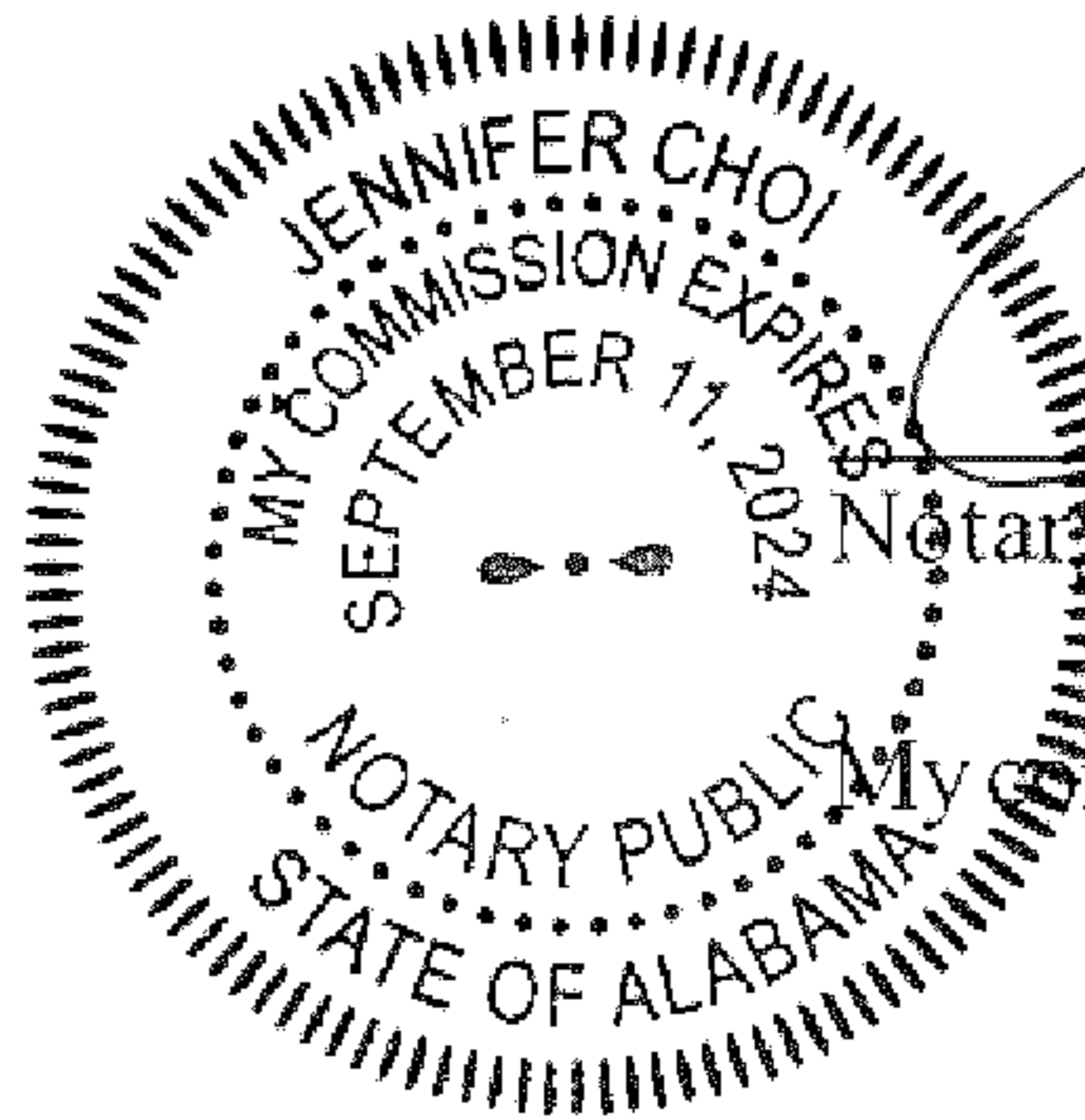
be executed and her seals affixed this the 15<sup>th</sup> day of October, 2021.

Elaine Beiersdoerfer  
ELAINE BEIERSDOERFER

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that ELAINE BEIERSDOERFER signed the foregoing general warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15<sup>th</sup> day of October, 2021



[Signature]  
Notary Public

My commission expires: 9/17/2024

TRACT 3-BB, ACCORDING TO THE BEIERSDOERFER'S RESURVEY OF LOTS 3A & 3B OF MEADOW LAKE FARMS AS RECORDED IN MAP BOOK 54, PAGE 29, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, AND THE SOUTHWEST QUARTER OF SECTION 11, AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA.

AND ALSO

A 30 FOOT WIDE ACCESS EASEMENT SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 SOUTH RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND

LYING ENTIRELY WITHIN TRACT 3-AA, ACCORDING TO BEIERSDOERFER'S RESURVEY OF LOTS 3A & 3B OF MEADOW LAKE FARMS AS RECORDED IN MAP BOOK 54 PAGE 29 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA. THE PURPOSE OF THIS EASEMENT IS TO PROVIDE ACCESS TO A 25 FOOT WIDE RECREATIONAL EASEMENT SHOWN ON SAID MAP.

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 3BB OF SAID RECORD MAP, SAID POINT BEING A COMMON CORNER TO TRACT 3AA AND TRACT 3BB OF SAID MAP ; THENCE RUN SOUTH 86 DEGREES 43 MINUTES 28 SECONDS EAST ALONG THE COMMON BOUNDARY OF SAID TRACTS FOR 40.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID ACCESS EASEMENT, SAID EASEMENT BEING 30 FOOT WIDE (15 FOOT ON BOTH SIDES OF SAID CENTERLINE); THENCE RUN SOUTH 04 DEGREES 54 MINUTES 37 SECONDS WEST FOR 151.54 FEET; THENCE RUN SOUTH 10 DEGREES 40 MINUTES 22 SECONDS WEST FOR 90.37 FEET TO A POINT ON THE NORTHERLY LINE OF SAID RECREATIONAL EASEMENT AND THE END OF SAID EASEMENT CENTERLINE.

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Elaine Boersdoerfer  
Mailing Address \_\_\_\_\_Grantee's Name Timothy Jayers Jr  
Mailing Address Kimberly JayersProperty Address 20 Acres  
Meadow Lakes Farms  
Calera ALDate of Sale 5/18/2021Total Purchase Price \$235,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/15/2021 12:39:14 PM  
\$32.00 BRITTANI  
20211015000502340*Miss. Byrl*

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 CORRECTIVE DEED

If the conveyance document presented for recordation contains all of the required information referenced

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 10/15/2021Print Jennifer ChouSign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1