

20211229000610850
12/29/2021 11:02:54 AM
CORDEED 1/4

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Grantor Address:
7951 Collin McKinney Pkwy, Apt, 5009
McKinney, TX 75070

Grantee Address/Send Future Tax Notices To:
271 Old 21 Road
Idabel, OK 74745

71684661DWAR03010103 **CORRECTIVE WARRANTY DEED**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten dollars, (\$10.00) and other valuable consideration, to the undersigned Grantor, Kimberly Jackson f/k/a Kimberly Cook, a married woman, who is the surviving spouse of Curtis Cook, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell, convey and generally warrant to Opal Haley, an unmarried woman, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, to-wit:

Tax Id Number(s): 238270000002088



PCL

71684661DWAR03010103

Land situated in the County of Shelby in the State of AL

Lot 39, according to the survey of park forest, sector seven, phase two, as recorded in map book 19, page 169, in the office of the judge of probate of Shelby County, Alabama.

Commonly known as: 172 Grove Hill Dr, Alabaster, AL 35007-7736

Fair Market Value: \$ _____

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above-described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of way of record affecting this title to the above-described property.

****This corrective deed is being filed to replace a defective Quitclaim Deed dated November 4, 2006 and recorded November 6, 2006 as instrument number 20061106000542880, as it did not include the marital status of the Grantor, Kimberly Cook, in accordance with Alabama Code. At the time the prior deed was completed, Grantors were married to each other.****

The above-described property is not the homestead of the Grantor herein or either one of them.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular Gender or the plural or singular number is intended to include the appropriate gender or number As the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 27th day of December, 20 21.



PCL

71684661DWAR03010203

GRANTOR:

Kimberly Jackson f/k/a Kimberly Cook
Kimberly Jackson f/k/a Kimberly Cook

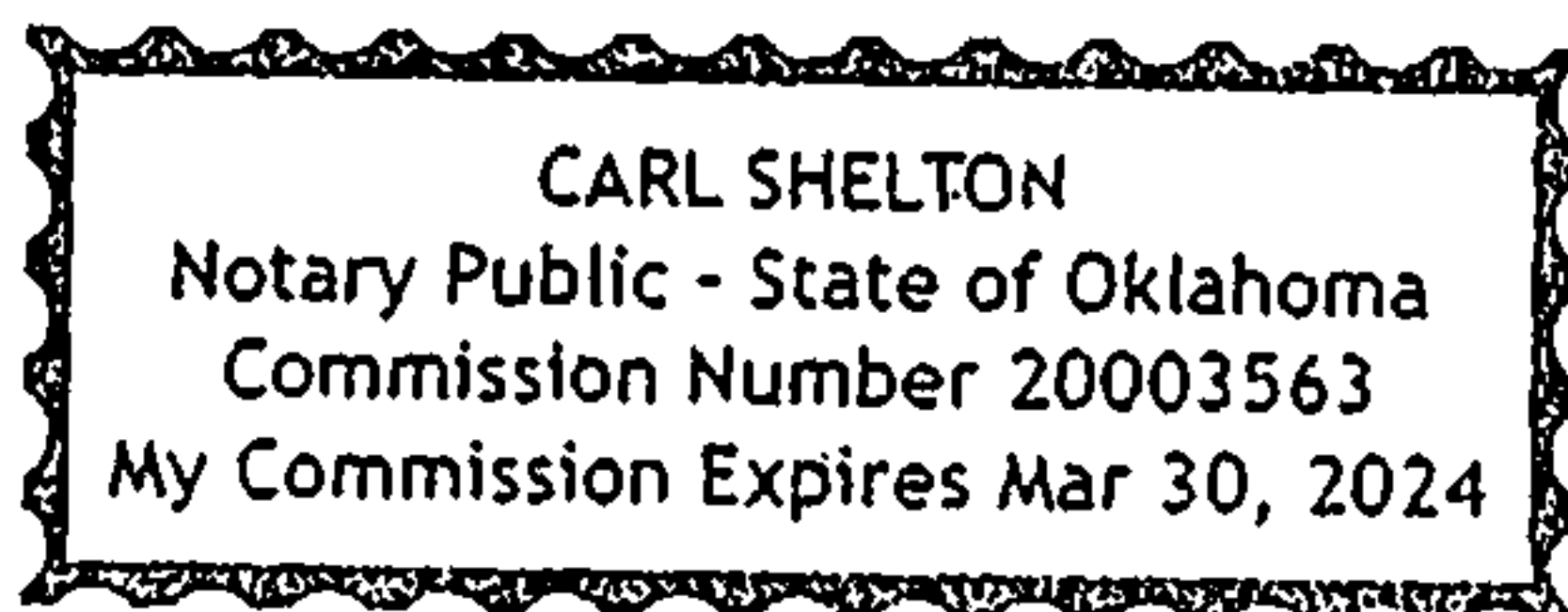
STATE OF OKLAHOMA)
COUNTY OF MCURTAIN)

I, CARL SHELTON, a Notary Public for the State of OKLAHOMA, do hereby certify that Kimberly Jackson, who has authority to sign this document, and whose name 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 said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this the 27TH day of DECEMBER, 20 21.

(NOTARY SEAL)

Carl Shelton
Notary Public



My commission expires: 03/30/2024

This instrument was prepared by:
Lauren Sonnier, AL Court ID: DUV002
Law Offices of Lauren Sonnier, PLLC
(as scrivener only and without title examination)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424



PCL

71684661DWAR03010303

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

Grantor's Name Kimberly Jackson f/k/a Kimberly Cook
 Mailing Address 7951 Collin McKinney Parkway, Apt. 5009
McKinney, TX 75070

Grantee's Name Opal Haley
 Mailing Address 2711 Old 21 Road
Idabel, OK 74745

Property Address 172 Grove Hill Drive
Alabaster, AL 35007-7736

Date of Sale _____
 Total Purchase Price \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/29/2021 11:02:54 AM
 \$32.00 JOANN
 20211229000610850

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 20,080.00



The purchase price or actual value Allen S. Byrd 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

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 12/27/2021

Print Kimberly Jackson f/k/a Kimberly Cook

☐ Unattested

(verified by)

Sign Kimberly Jackson f/k/a Kimberly Cook
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1