

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Wayne Curren
90 Chickadee Dr
Stewart, AL 35147

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Jon F. Curren and wife, Teresa Curren* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Wayne Curren* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A"- Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record

This instrument is given to correct the legal description and notary in Instrument #20100127000026343 and Instrument #2010012700002635, Probate Office, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of February 2022.

Jon F. Curren

Jon F. Curren

Teresa Curren

Teresa Curren

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Jon F. Curren and Teresa Curren*, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February 2022.

Michael T. Atchison

Notary Public
My Commission Expires

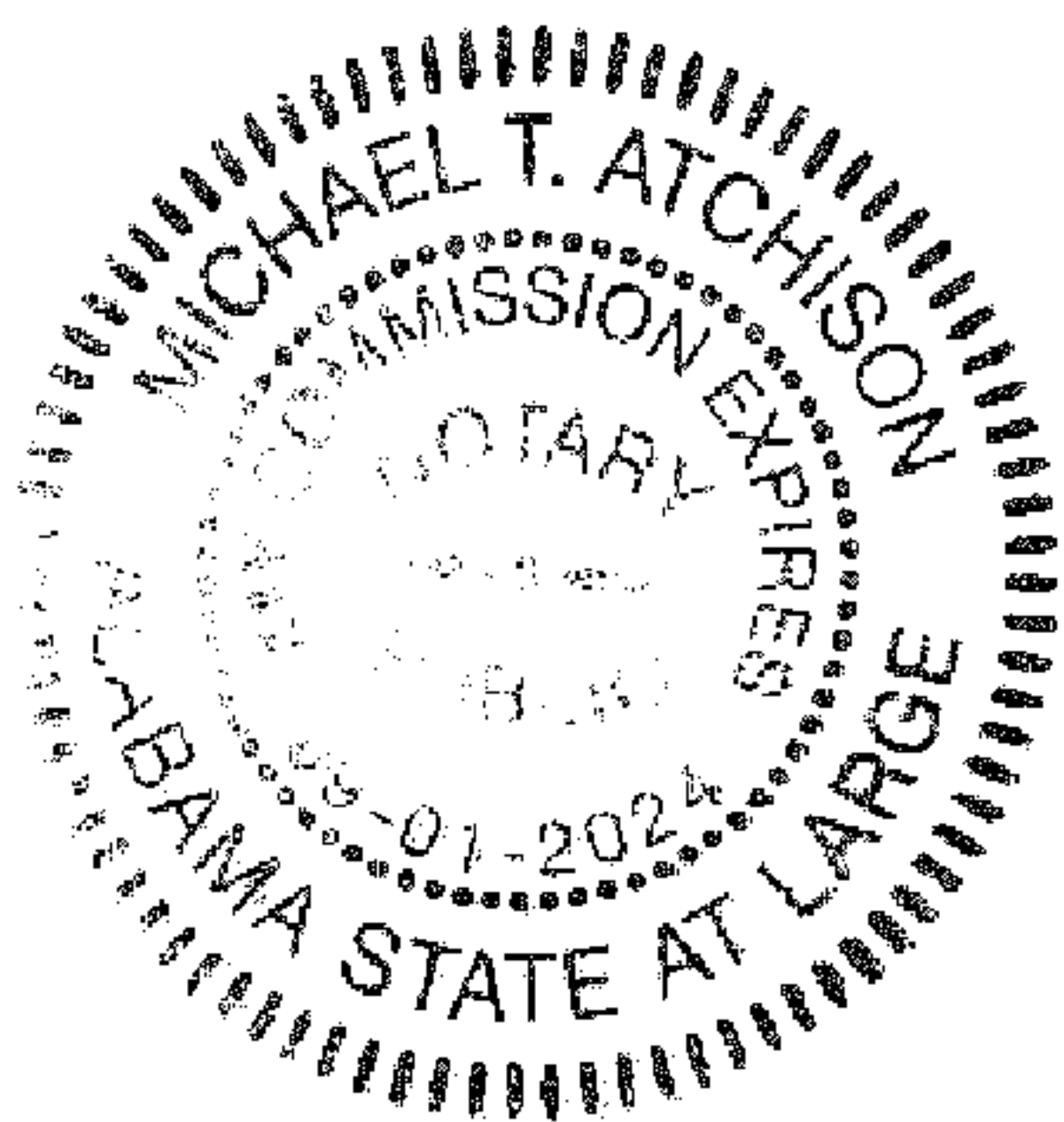


EXHIBIT A
Legal Description

Commence at the Northeast corner of Section 30, Township 19 South, Range 1 East, said point being a found 1" opentop pipe in a rock pile; thence run west along said ¼ - ¼ line for a distance of 1702.61 feet to a point; thence run S 00°00'00" E for a distance of 466.67 feet to a found ¼" rebar, said point being the point of beginning; thence S 89°15'55" W for a distance of 437.26 feet to a found 5/8" rebar; thence run S24°27'34" E for a distance of 386.74 feet to a found ½" rebar; thence run N 37°46'05" E for a distance of 452.42 feet to the point of beginning.

50 FOOT EASEMENT FOR INGRESS EGRESS AND UTILITIES:

Commencing at the Northeast Corner of Section 30 Township 19 South Range 1 East; thence North 89 degrees 38 minutes 30 seconds West, a distance of 1330.88 feet; thence South 0 degrees 01 minute 04 seconds East, a distance of 628.88 feet; thence South 89 degrees 58 minutes 56 seconds West, a distance of 150.00 feet; thence North 0 degrees 01 minute 04 seconds West, a distance of 28.64 feet; thence South 68 degrees 32 minutes 39 seconds West, a distance of 99.64 feet; thence South 22 degrees 34 minutes 49 seconds West, a distance of 129.93 feet; thence South 47 degrees 03 minutes 26 seconds West, a distance of 116.43 feet; thence South 72 degrees 07 minutes 02 seconds West, a distance of 157.88 feet; thence North 82 degrees 08 minutes 08 seconds West a distance of 109.99 feet; thence South 1 degree 08 minutes 40 seconds West, a distance of 381.60 feet to the North Right of Way Line of Shelby County Road No. 280 and the POINT OF BEGINNING of the centerline of a 50 foot easement for ingress egress and utilities; thence North 1 degree 08 minutes 40 seconds East, a distance of 381.60 feet; thence North 27 degrees 34 minutes 32 seconds West, a distance of 526.22 feet; thence North 46 degrees 16 minutes 40 seconds East, a distance of 94.72 feet to the point of ending.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/14/2022 02:19:49 PM
 \$29.00 CHERRY
 20220214000064300

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Jon E. Corren</u>	Grantee's Name	<u>Wayne Corren</u>
Mailing Address	<u>77 Chickadee Dr.</u> <u>Sterrett, AL</u> <u>35147</u>	Mailing Address	<u>90 Chickadee Dr.</u> <u>Sterrett, AL</u> <u>35147</u>
Property Address	<u>Vacant land</u> <u>Sterrett, AL</u> <u>35147</u>	Date of Sale	<u>2/11/22</u>
		Total Purchase Price \$	<u>1.00</u>
		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	☐ Appraisal
☐ Sales Contract	☒ Other <u>To correct Inst# 20100127000026343</u>
☐ Closing Statement	<u>and Inst.# 2010012700002635</u>

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 2/11/22

Print Mike T. Atchison

Unattested

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one