

Corrective Deed-This deed is being recorded
to correct the deed tax collected
on Instrument Number 20220228000083070.

20220304000089430
03/04/2022 09:43:29 AM
DEEDS - NOFEE 1/3

STATE OF ALABAMA §
COUNTY OF SHELBY §

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Six Hundred Fifty Thousand and No/100 Dollars (\$650,000.00) and other valuable considerations to the undersigned **GRANTORS** in hand by the **GRANTEES** herein, the receipt whereof is hereby acknowledged we, **Brian F. Barksdale** and **Janie M. Barksdale**, individually and as husband and wife, (herein referred to as **GRANTORS**) do hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto **Brooks B. Souders, Sr.** and **Elisabeth C. Souders** (herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, situated in the County of Shelby and the State of Alabama:

Lot 45B, a Resubdivision of Lot 44A of a Resubdivision of Lots 42, 43, 44 & 45, amended Map of Meadow Brook, 7th Sector, 2nd Phase, said Lot 45B being recorded in Map Book 36, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama.

\$425,000.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And **GRANTORS** covenant with the said **GRANTEES**, their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said **GRANTEES**, their heirs and assigns, and that **GRANTORS** will **WARRANT AND DEFEND** the premises to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 25th day of February, 2022.

Brian F. Barksdale (L.S.) Janie M. Barksdale (L.S.)
 Brian F. Barksdale Janie M. Barksdale

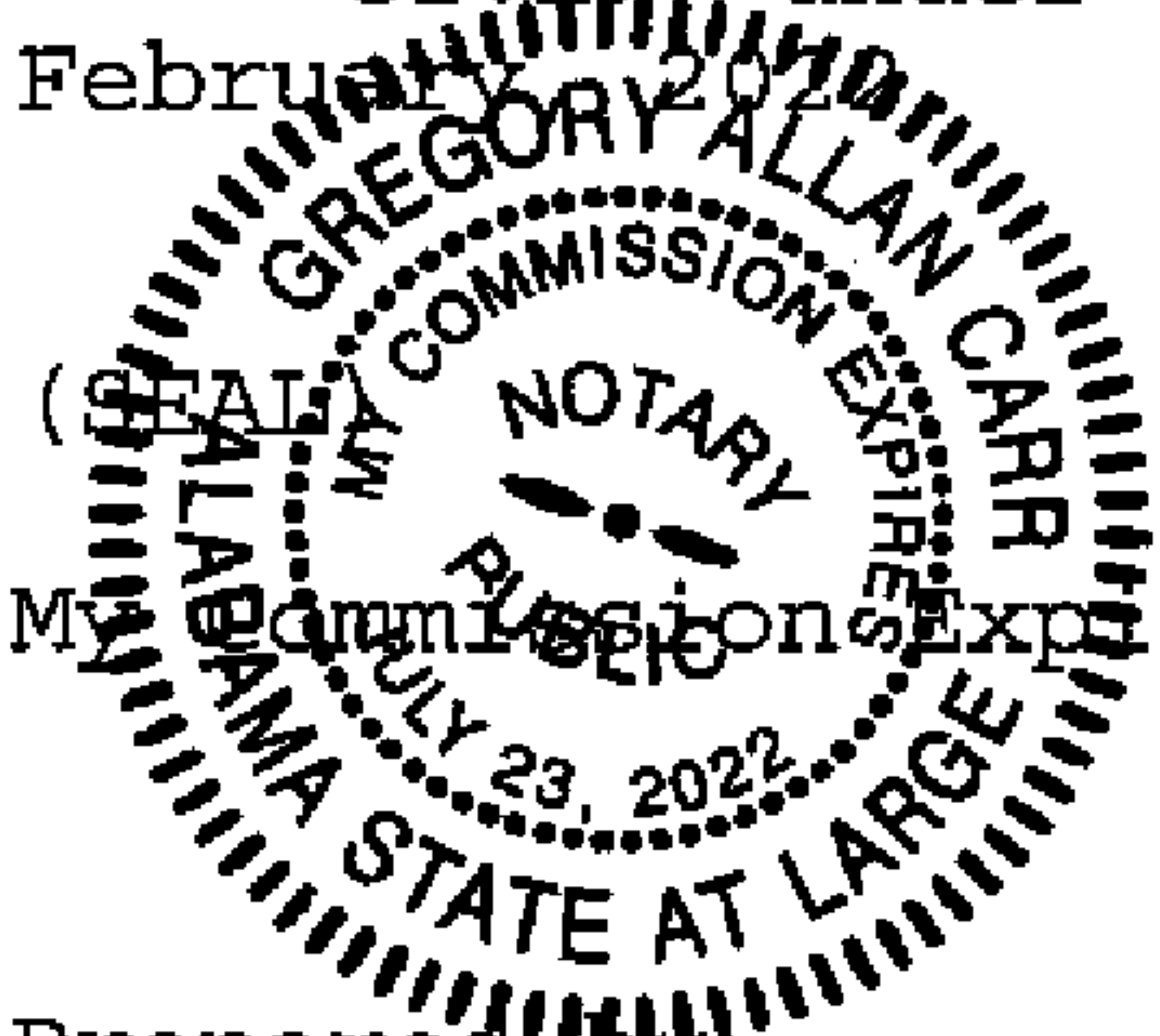
(Acknowledgment follows on the next page)

STATE OF ALABAMA §

COUNTY OF SHELBY §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Brian F. Barksdale** and **Janie M. Barksdale** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 25th day of February, 2022



My Commission Expires: 7/23/2022

NOTARY PUBLIC

Prepared by:

Gregory A. Carr, Sr.

P.O. Box 4807

Montgomery, AL 36103-4807

334-269-5900

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

Grantor's Name Brian F. Barksdale
 Mailing Address 5092 Meadow Brook Rd.
Birmingham, AL 36242

Grantee's Name Brooks B. Souders, Sr. **
 Mailing Address 4670 Caldwell Mill Road
Vestavia, AL 35243

Property Address 5092 Meadow Brook Rd.
Birmingham, AL 35243

**** and Elisabeth C. Souders**Date of Sale February 25, 2022Total Purchase Price \$650,000.00

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
 03/04/2022 09:43:29 AM
 \$225.00 JOANN
 20220304000089430

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

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 02/25/2022Print Gregory A. Carr, Sr.☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1