

20220315000106670  
03/15/2022 12:04:40 PM  
DEEDS - NOFEE 1/4

**Property Address:**  
431 Acer Trail  
Alabaster, AL 35007

**Grantee's Address:**  
139 Kentwood Lane  
Alabaster, AL 35007

**CORRECTIVE WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FIFTY-NINE THOUSAND DOLLARS (\$59,000.00), and other good and valuable consideration in hand paid to DeCarlo Properties LLC, a Limited Liability Company (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Brandi Coleman and Efreem Glenn Coleman, wife and husband (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.*

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD to the 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 for such survivor forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

THE PURPOSE OF THIS DEED IS TO CORRECT THE PURCHASE PRICE. THE DEED RECORDED IN INSTRUMENT NO. 20210809000384960 ON AUGUST 9, 2021 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA CONTAINED AN INCORRECT PURCHASE PRICE.

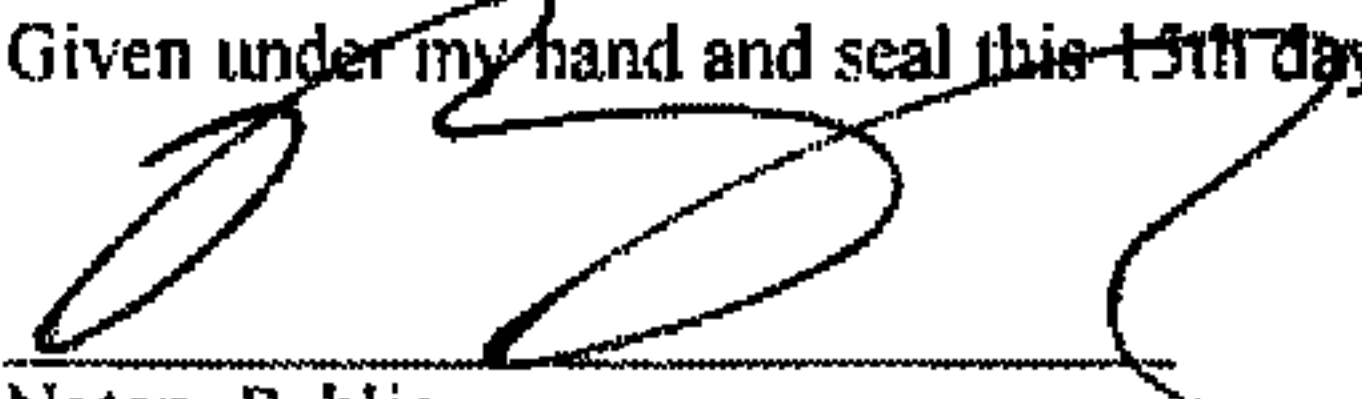
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 15 of March, 20 22

  
DeCarlo Properties LLC, a Limited Liability Company

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Brandon Prince, a Alabama Notary Public, in and for said County in said State, hereby certify that Paul Decarlo whose name as Managing Member of DeCarlo Properties LLC, a Limited Liability Company, 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 the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 15th day of March, 2022.

  
Notary Public

My Commission Expires:

1.30.2023

**Brandon Prince**  
Notary Public Alabama State At Large  
My Commission Expires Jan. 30, 2023

**EXHIBIT "A"**

**Property Address:**       **431 Acer Trail**  
                                  **Alabaster, AL 35007**

Lot 12, according to the Survey of Maple Ridge Subdivision, as recorded in Map Book 37, page 87, in the Probate Office of Shelby County, Alabama

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

Grantor's Name DeCarlo Properties LLC  
 Mailing Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Grantee's Name Brandi Efram Coleman  
 Mailing Address 139 Kentwood Lane  
Alabaster, AL 35007  
 \_\_\_\_\_

Property Address 431 Acer Trail  
Alabaster, AL 35007

Date of Sale March 11, 2022

Total Purchase Price \$59,000.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/15/2022 12:04:40 PM  
 \$29.00 JOANN  
 20220315000106670

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

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



*Allen S. Byrd*

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 3-11-2022

Print Brandon Prince

☐ Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**