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03/16/2022 02:33:55 PM

CORDEED 1/3

SEND TAX NOTICE TO:
Tara and Thomas Jones
10259 Hwy 11
Chelsea, AL 35043

CORRECTIVE PERSONAL REPRESENTATIVE'S DEED

**This deed being recorded to correct
legal description in instrument # 1998-49998**

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, Wells Fargo Bank N.A., as Personal Representative of the **Estate of Gabriella H. Lynn, Jefferson County Probate Case No. 19BHM01419** (hereinafter referred to as Grantor), in hand paid by Tara Bohannon Jones and Thomas Alan Jones, (hereinafter referred to as "Grantee"), the receipt whereof is hereby acknowledged, the said Grantor, does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate and the improvements thereon being situated in Shelby County, State of Alabama, to-wit:

A parcel of land being situated in the Southwest one-quarter of Section 31, Township 19 South, Range 01 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a found capped rebar stamped (Paragon) marking the Northwest corner of the Southwest one-quarter of said Section 31, thence leaving said Northwest corner, run North 88 degrees 29 minutes 53 seconds East along the North line of said Southwest one-quarter for a distance of 1298.38 feet to a found capped rebar stamped (Paragon) marking the Northeast corner of the Northwest one-quarter of the Southwest one-quarter and also being the POINT OF BEGINNING; thence leaving said Northeast corner, continue along the last described course and said North line for a distance of 258.01 feet to a set capped rebar stamped (GSA); thence leaving said North line, run South 33 degrees 28 minutes 26 seconds East for a distance of 28.98 feet to a found 5/8 inch rebar; thence continue along the last described course for a distance of 523.10 feet to a found 5/8 inch rebar marking a point of the Northerly Right of Way of Shelby County Road 11 (80 foot Right of Way); thence run South 56 degrees 30 minutes 31 seconds West along said Northerly Right of Way for a distance of 466.94 feet to a found capped rebar; thence leaving said Northerly Right of Way, run North 14 degrees 10 minutes 33 seconds West for a distance of 713.39 feet to a found 1.5 inch open pipe in a rock pile; thence run North 04 degrees 54 minutes 12 seconds East for a distance of 19.82 feet to the POINT OF BEGINNING.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

TO HAVE AND TO HOLD the aforegranted real estate, together with improvements and appurtenances thereunto appertaining, unto the Grantee, their heirs and assigns forever.

This conveyance is executed without warranty or representation of any kind on the part of the Personal Representative, express or implied.

This instrument is executed by Wells Fargo Bank N.A., solely as Personal Representative of the **Estate of Gabriella H. Lynn, Jefferson County Probate Case No. 19BHM01419** and in its capacity as Personal Representative and under its powers and authority as said Personal Representative and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of Wells Fargo Bank N.A., in its individual or

corporate capacity. It is understood that Wells Fargo Bank N.A., is not a party hereto in its individual or corporate capacity and shall not be liable herein on any account whatsoever.

IN WITNESS WHEREOF, Wells Fargo Bank N.A., in its capacity as Personal Representative, has caused this deed to be executed for it and in its name by PAUL Z. METZ, its SR. VICE PRESIDENT, who is duly authorized.

Wells Fargo Bank N.A., as Personal Representative of the Estate of Gabriella H. Lynn, Jefferson County Probate Case No. 19BHM01419

By: Paul Z. Metz

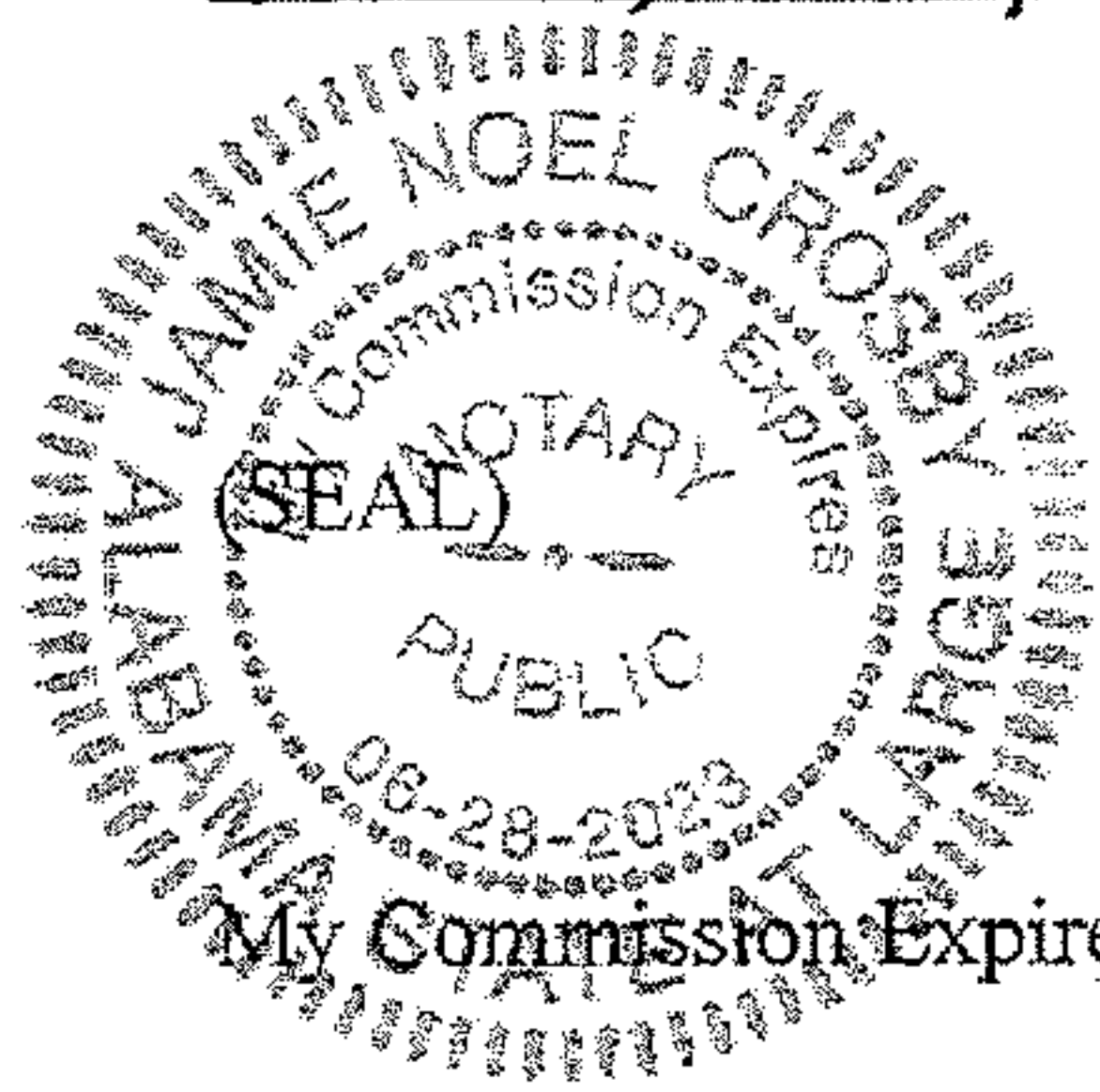
Its: SENIOR VICE PRESIDENT

PERSONAL REPRESENTATIVE'S ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON

I hereby certify that PAUL Z. METZ whose name as SENIOR VICE PRESIDENT, of Wells Fargo Bank, N.A., As Personal Representative of the Estate of Gabriella H. Lynn, Jefferson County Probate Case No. 19BHM01419 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, he/she executed the same voluntarily and with full authority on behalf of WELLS FARGO BANK, N.A. in his/her capacity as such Personal Representative.



Given under my hand this 17th day of October 2021.

Jamie Noel Crosby
NOTARY PUBLIC

My Commission Expires: 06/28/2023

THIS INSTRUMENT PREPARED BY:
Amye von Seebach
Attorney at Law
300 Office Park Dr.
Suite 310
Mountain Brook, AL 35223

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:	The Estate of Gabriella H. Lynn Jefferson County Probate Case No. 19BHM01419	Grantee's Name:	Tara Bohannon Jones and Thomas Alan Jones
Mailing Address:	Wells Fargo Bank, N.A. c/o John Elder P.O. Box 41629 Austin, TX 78704	Mailing Address:	10259 Hwy 11 Chelsea, AL 35043
Property Address:	Estate Name: Gabrielle H. Lynn/#78521800 10259 Hwy 11 Chelsea, AL 35043	Date of Sale:	
		Assessor's Market Value:	\$ 164,760

*****NOTE: THE DEED TO WHICH THIS FORM IS ATTACHED IS
BEING RECORDED TO CORRECT TITLE ONLY. NO DEED
TAX IS DUE*****

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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other: Tax Assessment Value |
| <input type="checkbox"/> Closing Statement | |

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: 10-27-2021

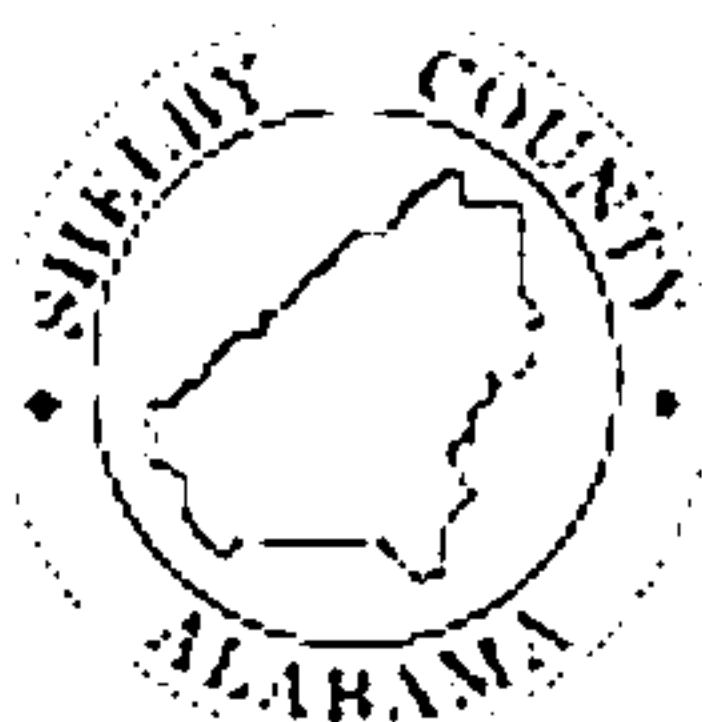
☒ Unattested

(verified by)

GRANTOR:
Wells Fargo Bank N.A., as Personal Representative
of the Estate of Gabriella H. Lynn, Jefferson County
Probate Case No. 19BHM01419

By: [Signature]
Its: SENIOR VICE PRESIDENT

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/16/2022 02:33:55 PM
\$29.00 JOANN
20220316000108950

[Signature]