



20220401000133930 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/01/2022 02:09:46 PM FILED/CERT

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Dr.
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
Instrument No. 1997-16179, Shelby County
Probate Judge, Shelby County, Alabama,
5/23/1997.

**CORRECTIVE
WARRANTY DEED**

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantees herein, the receipt of which is acknowledged, we, **Randall Keith Fowler**, an unmarried man and **Leanne Gamel Fowler**, an unmarried woman, herein referred to as Grantors, do hereby grant, bargain, sell, warrant and convey to **Randall Keith Fowler**, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Being a re-subdivision of Lot 1 of Fowler Woods as recorded in Map book 30, Page 77.
Located in the NE 1/4 of the NW 1/4 of §21 Township 20 S, Range 1 E., Shelby County,
AL
Lot 1-A 308330 Sq. Ft. plus or minus; 7.08 acres plus or minus.
Legal description derived from Survey dated 10/25/21 by Clinkscales Land Surveying, LLC.

THERE WAS A SCRIVENER'S ERROR ON THE ABOVE DESCRIPTION. THE CORRECT
LEGAL SHOULD BE: **INST 20220223000076780**

Being a re-subdivision of Lot 1 of Fowler Woods as recorded in Map book 55, Page 39.
Located in the NE 1/4 of the NW 1/4 of §21 Township 20 S, Range 1 E., Shelby County,
AL
Lot 1-A 308330 Sq. Ft. plus or minus; 7.08 acres plus or minus.
Legal description derived from Survey dated 10/25/21 by Clinkscales Land Surveying, LLC.

Property may be subject to all covenants restriction, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2022 and subsequent years, not yet due and payable.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantors do hereby covenant with the said Grantee, his successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantors and that Grantors will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 31 day of March, 2022.

Randall Keith Fowler
RANDALL KEITH FOWLER

Leanne Gamel Fowler
LEANNE GAMEL FOWLER

STATE OF ALABAMA)
SHELBY COUNTY)


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I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Randall Keith Fowler** and **Leanne Gamel Fowler**, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of March, 2022.

Charlith A. Rolaf
Notary Public
My commission expires: My Commission Expires: May 22, 2022

Send tax notice to:
Randall K. Fowler
419 Hunter Hills Place
Chelsea, AL 35043

Real Estate Sales Validation Form

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

Grantor's Name Randall Keith Fowler and
Mailing Address Leanne Gamel Fowler
419 Hunter Hills Place
Chelsea, AL 35043

Grantee's Name Randall Keith Fowler
Mailing Address 419 Hunter Hills Place
Chelsea, AL 35043

Property Address Lot 1-A
Fowler Woods MB 55 PG 39

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 55,558.03

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 Tax Assessor

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 3/31/2022

Print RANDALL KEITH FOWLER

Unattested



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Sign

Randall Keith Fowler

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1