

20220412000149890
04/12/2022 02:41:46 PM
CORDEED 1/5

THIS CORRECTIVE WARRANTY DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION TO INCLUDE PARCEL II, WHICH WAS INADVERTENTLY OMITTED FROM THAT CERTAIN WARRANTY DEED RECORDED ON JUNE 1, 2018, IN INSTRUMENT NO. 20180601000192890, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:

Ronald Belazeros
6119 Eagle Point Circle
Birmingham, Alabama 35242

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA ()
SHELBY COUNTY ()

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged that **KERRY D. BLACK, A MARRIED MAN AND DEIDRA H. BLACK N/K/A DEIDRA HAMRICK SCHWARTZ, A MARRIED WOMAN** (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **RONALD BELAZEROS** (hereinafter referred to as "Grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama.

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: At the time of the original conveyance of the Property to the Grantee, Kerry D. Black was an unmarried man. On the date of this Corrective Warranty Deed, Kerry D. Black is a married man, and this Property was not and has not been the homestead of his spouse as defined by the Code of Alabama.

NOTE: At the time of the original conveyance of the Property to the Grantee, Deidra H. Black was an unmarried woman. On the date of this Corrective Warranty Deed, Deidra H. Black nka Deidra Hamrick Schwartz is a married woman, and this Property was not and has not been the homestead of her spouse as defined by the Code of Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of March, 2022.

WITNESS:

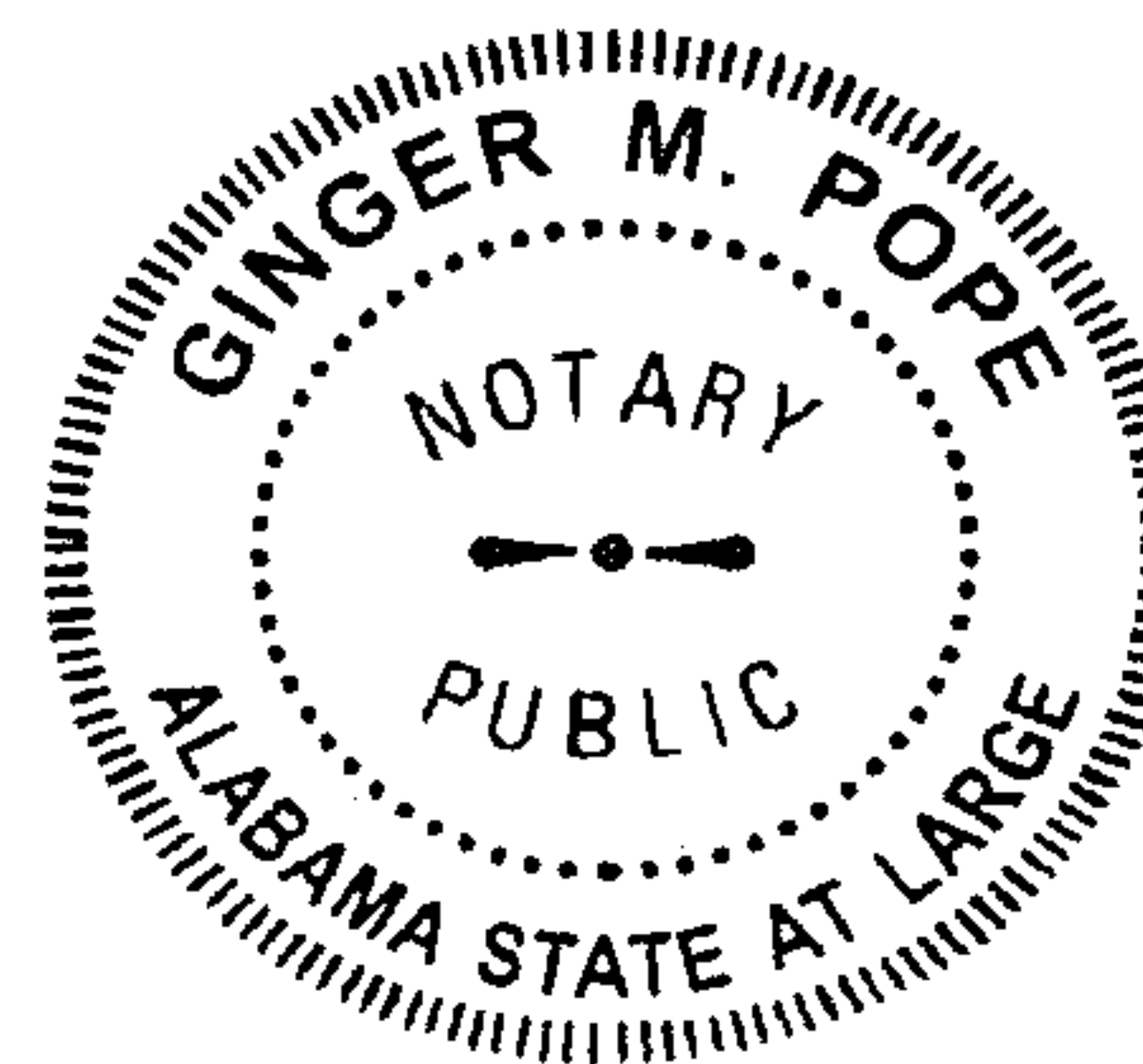
KERRY D. BLACK

STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Kerry D. Black, a married man, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 24th day of March, 2022.

Ginger M. Pope
Notary Public
My Commission Expires: 7-16-2022



IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of March, 2022.

WITNESS:

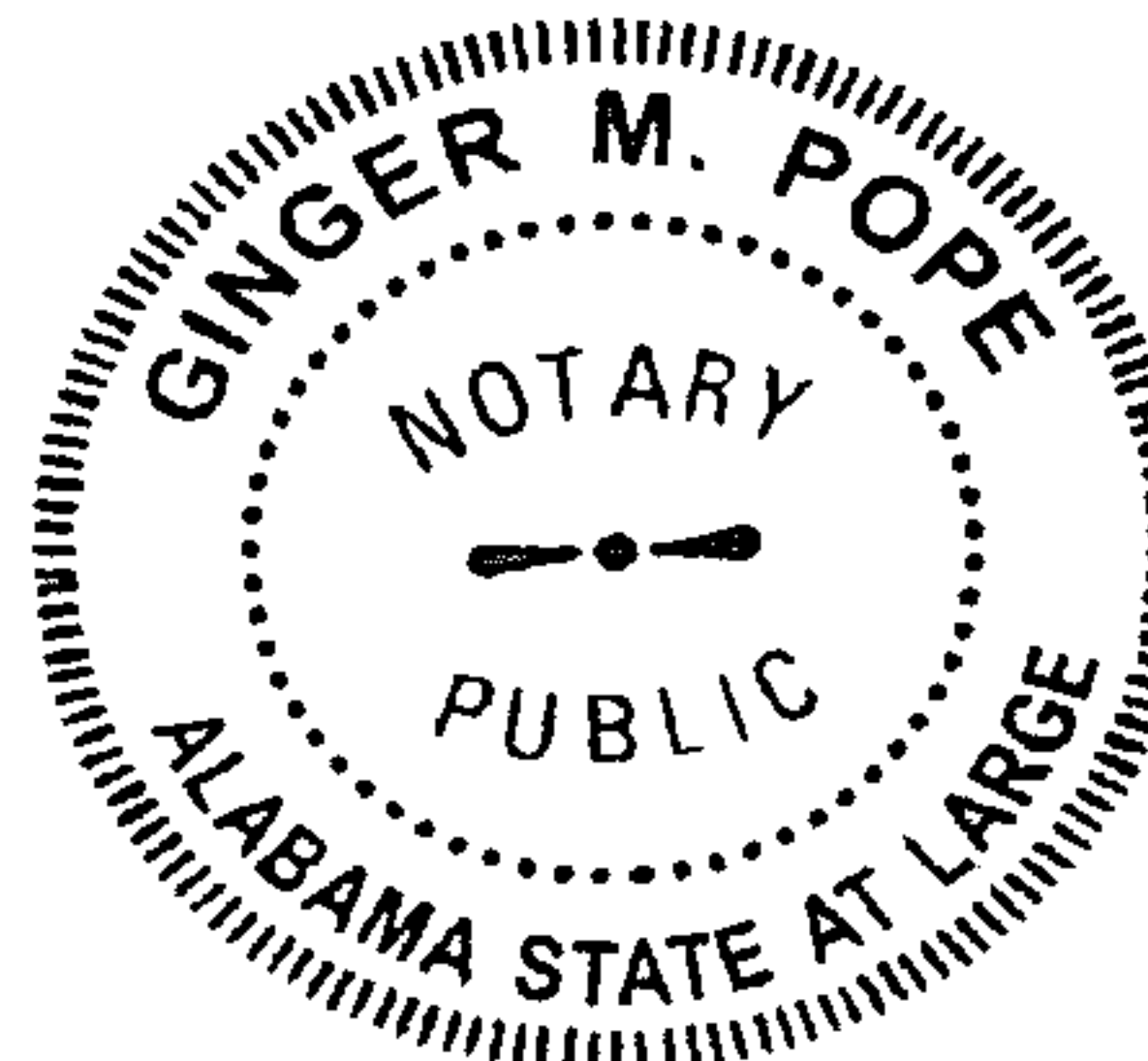
Deidra Hamrick Schwartz
DEIDRA HAMRICK SCHWARTZ

STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Deidra Hamrick Schwartz, a married woman, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 24th day of March, 2022.

Ginger M. Pope
Notary Public
My Commission Expires: 7-16-2022



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

Grantor's Name	Kerry D. Black	Grantee's Name	Ronald Belazeros
Mailing Address	1018 Ashmore Lane Birmingham, Alabama 35242	Mailing Address	6119 Eagle Point Circle Birmingham, AL 35242
Grantor's Name	Deidra Hamrick Schwartz	Date of Sale	
	724 Jasmine Way	Total Purchase Price	\$
	Hoover AL 35226	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	☒ <u>Other</u> Deed of Correction to correct the
☐ Closing Statement	the legal description in the original Deed filed on 06/01/2018
	In Instrument No. 20180601000192890

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: March 24 2022

Unattested

Print: Kerry D. Black
Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Date: March 24 2022

Unattested

Print: Deidra Hamrick Schwartz
Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I

Lot 740, according to the Survey of Eagle Point 7th Sector, as recorded in Map Book 20, page 18, in the Probate Office of Shelby County, Alabama.

Parcel II:

Commence at the southmost corner of Lot 740 according to the Survey of Eagle Point 7th Sector, as recorded in Map Book 20, page 18 in the Probate Office of Shelby County, Alabama, and run Northwesterly along the Southwest line of said Lot 740 for 120.00 feet to the point of beginning; thence turn $28^{\circ}15'31''$ left and run Westerly along the Northerly lot line of Lot 858, according to the Survey of Eagle Point 8th Sector-Phase 1 as recorded in Map Book 24, page 127 in the Probate Office of Shelby County, Alabama, for 157.75 feet; thence turn $146^{\circ}19'10''$ right and run Northeasterly along the Southeast lot line of Lot 764 according to the Survey of Eagle Point 7th Sector Phase 2, as recorded in Map Book 23, page 115 in the Probate Office of Shelby County, Alabama, for 228.26 feet; thence turn $155^{\circ}44'36''$ right and run Southwesterly along the Northwest lot line of said Lot 740 for 127.02 feet, thence turn $93^{\circ}48'15''$ left and run Southeasterly 40.00 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/12/2022 02:41:46 PM
\$35.00 CHARITY
20220412000149890

Allen S. Bayl