

Send tax notice to:
Teresa L. Shepherd and J. David Shepherd
2004 Trammell Chase Drive
Birmingham, AL 35244
PEL-22-3820

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

CORRECTIVE

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This deed is being filed to correct deed recorded in **Instrument No. 20210623000306180**, in that the marital status of the Grantor was omitted. **Teresa L. Shepherd and J. David Shepherd were a married couple, being husband and wife at the time said deed was executed on June 22, 2021. J. David Shepherd joins in the execution of this corrective deed as the spouse of Teresa L. Shepherd. As of the date of this corrective deed, Teresa L. Shepherd and J. David Shepherd remain a married couple and have never filed for divorce or annulment.**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred and 00/100 Dollars (\$500.00)**, and other good and valuable consideration, in hand paid to the undersigned, **Teresa L. Shepherd and J. David Shepherd, Wife and Husband**, whose mailing address is: 2004 Trammell Chase Drive, Birmingham, AL 35244 (hereinafter referred to as "Grantors"), by **Teresa L. Shepherd and J. David Shepherd**, whose mailing address is: 2004 Trammell Chase Drive, Birmingham, AL 35244 (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, **as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Tram Norris Survey, as recorded in Map Book 23, Page 104, in the Probate Office of Shelby County, Alabama.

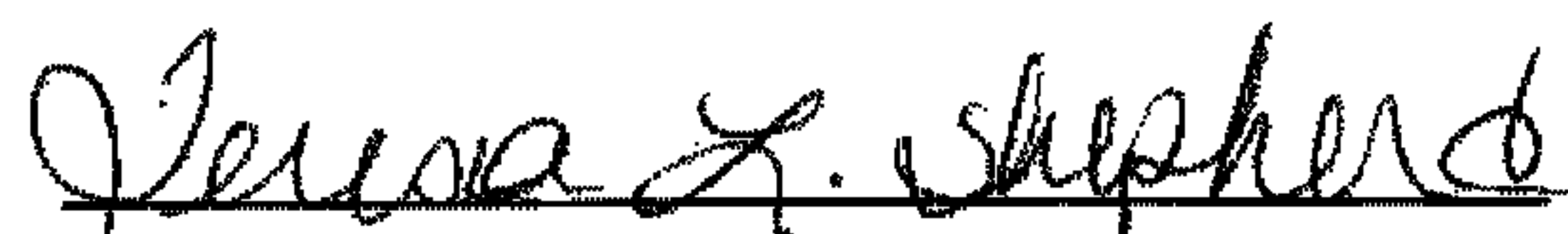
SUBJECT TO:

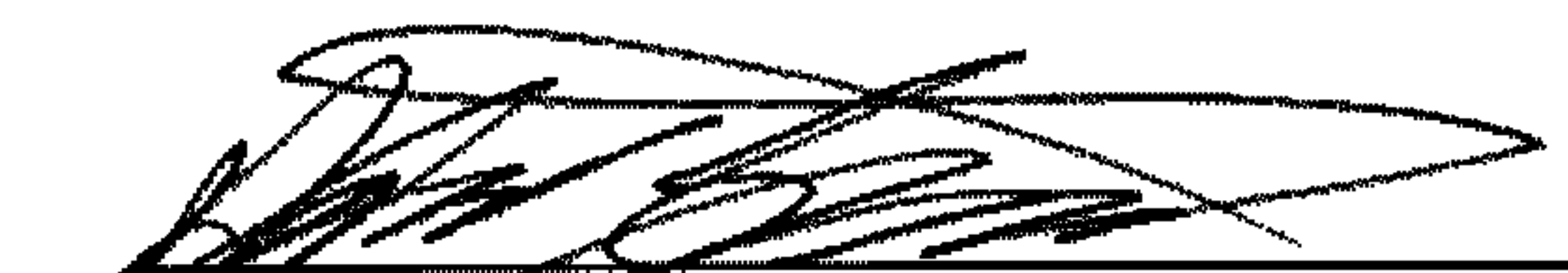
ADVALOREM TAXES DUE OCTOBER 01, 2022 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, have hereunto set their signatures and seals on this 31st day of May, 2022.


Teresa L. Shepherd

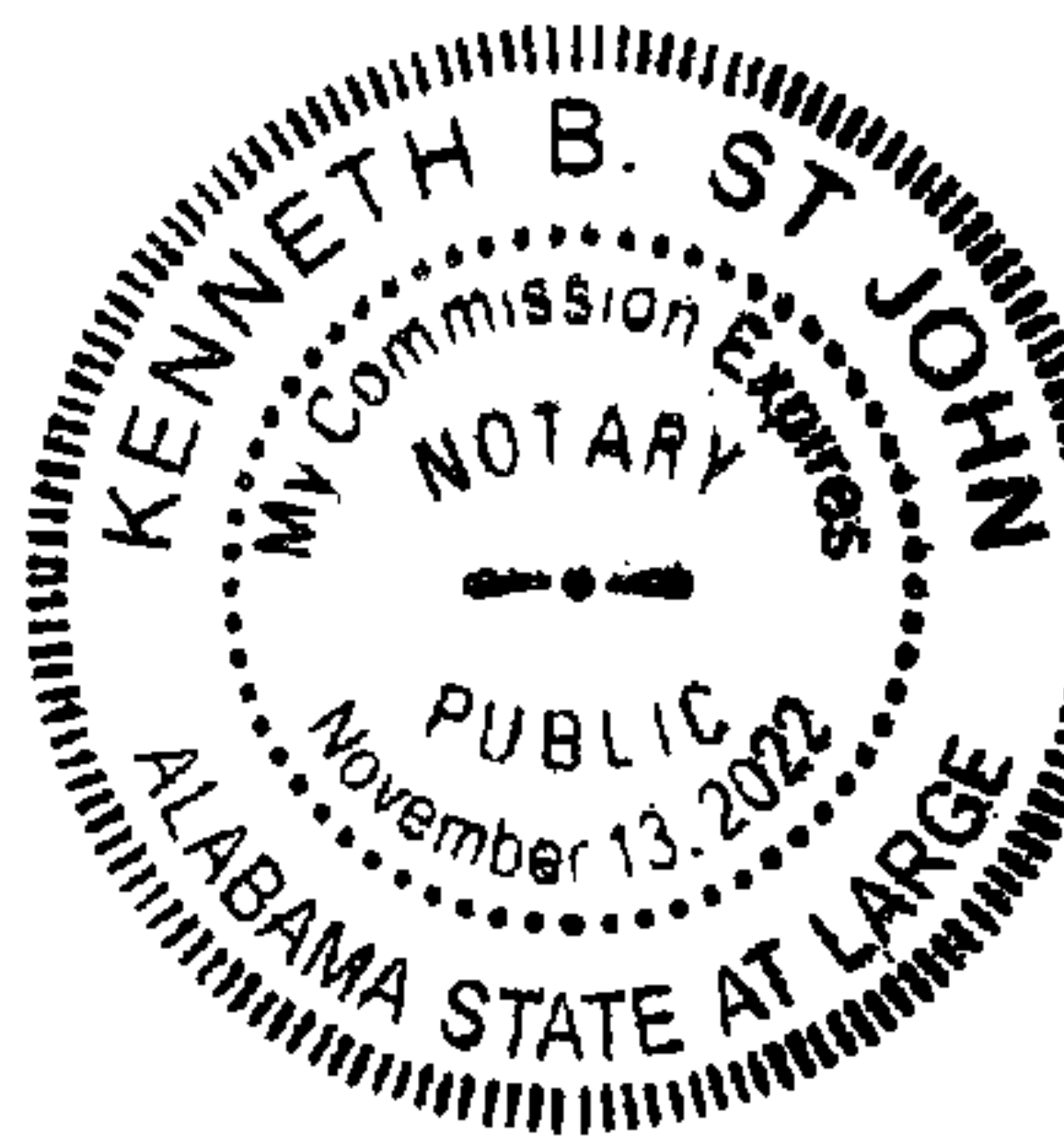

J. David Shepherd

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Teresa L. Shepherd and J. David Shepherd**, Wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

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

(NOTARIAL SEAL)




Notary Public

Print Name: Kenneth B St John

Commission Expires: 11/13/2022

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

Grantor's Name	<u>Teresa L. Shepherd and</u>	Grantee's Name	<u>Teresa L. Shepherd and</u>
Mailing Address	<u>J. David Shepherd</u>	Mailing Address	<u>J. David Shepherd</u>
	<u>2004 Trammell Chase Drive</u>		<u>2004 Trammell Chase Drive</u>
	<u>Birmingham, AL 35244</u>		<u>Birmingham, AL 35244</u>
Property Address	<u>2004 Trammell Chase Drive</u>	Date of Sale	<u>06/22/2021 (Corrected on 05/31/2022)</u>
	<u>Birmingham, AL 35244</u>	Total Purchase Price	<u>\$ N/A -- CORRECTIVE DEED</u>
		or	
		Actual Value	<u>\$ N/A -- CORRECTIVE DEED</u>
		or	
		Assessor's Market Value	<u>\$ N/A -- CORRECTIVE DEED</u>

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 N/A - Corrective Deed

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 05/31/2022

Print Kenneth B. St. John

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2022 01:04:41 PM
\$29.00 JOANN
20220601000220140

Allen S. Bayl