

**THIS IS A DEED OF CORRECTION TO ADD PARCEL III THAT WAS
INADVERTENTLY OMITTED FROM DEED RECORDED IN INST. NO.
20220318000113760**

WARRANTY DEED OF CORRECTION

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Carly Parker Gonzalez
5203 Roy Drive
Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Forty Thousand and 00/100 Dollars (\$140,000.000)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **PHILIP RICHARDS and LORI RICHARDS, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **CARLY PARKER GONZALEZ** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 24th day of June, 2022.



PHILIP RICHARDS



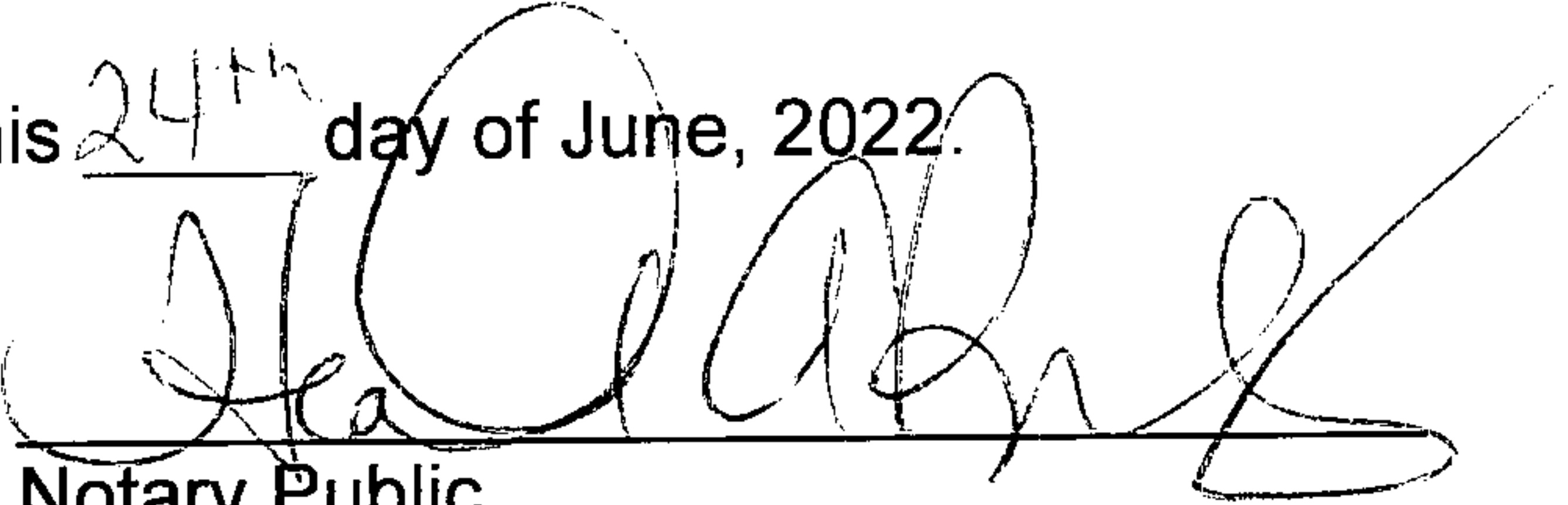
LORI RICHARDS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **PHILIP RICHARDS and LORI RICHARDS**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2022.



Notary Public
My Commission Expires: _____

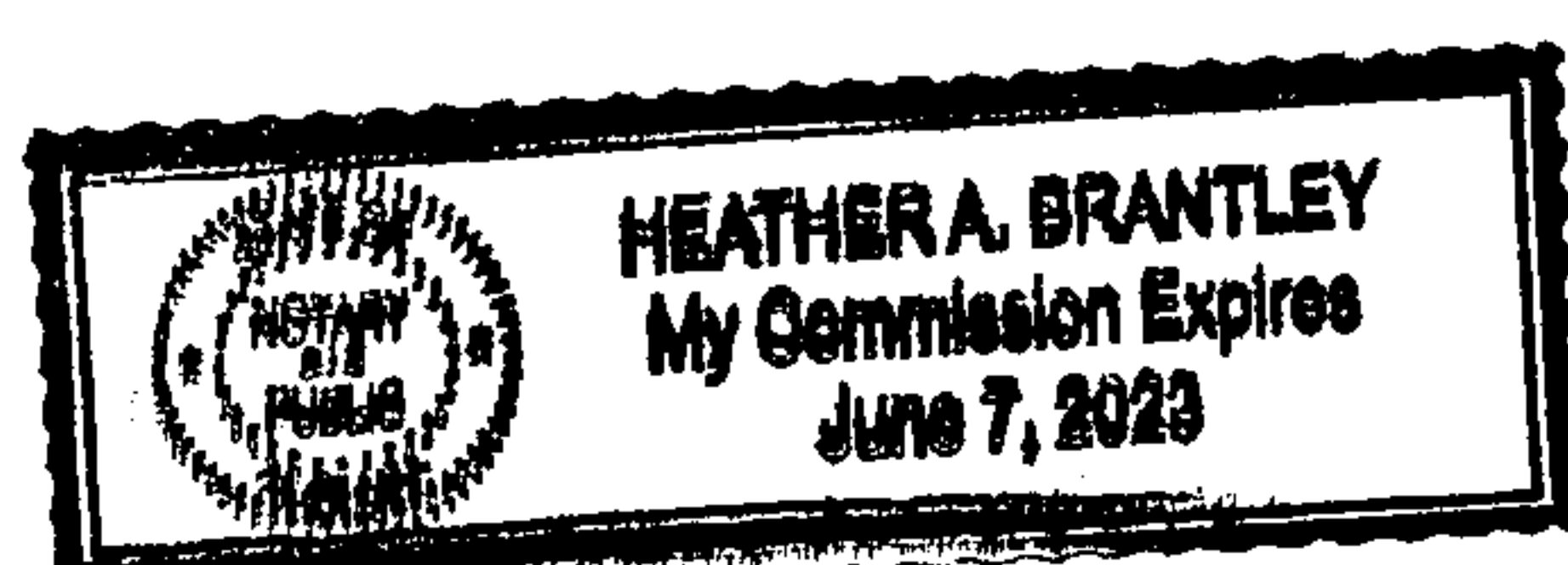


EXHIBIT "A"

20220627000254680 06/27/2022 10:57:20 AM CORDEED 2/3

Three parcels of land situated in the NW 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

PARCEL I:

Commence at the NW corner of said Section, Township and Range; thence in a Southerly direction along the West line of said Section a distance of 440.52 feet; thence 80°55' left in a Southeasterly direction a distance of 155.0 feet to the Point of Beginning, said point being on the South right of way line of Old Tuscaloosa Road; thence 17°13' left in a Northeasterly direction along said right of way line of said road a distance of 75.76 feet; thence 98°08' right in a Southerly direction a distance of 100.0 feet; thence 81°52' right in a Southwesterly direction a distance of 75.76 feet; thence 98°08' right in a Northerly direction a distance of 100.0 feet to the Point of Beginning.

PARCEL II:

Commence at the NW corner of said Section, Township and Range; thence in a Southerly direction along the West line of said Section a distance of 440.52 feet; thence 80°55' left in a Southeasterly direction a distance of 155.0 feet to a point, said point being on the South right of way line of Old Tuscaloosa Road; thence 17°13' left in a Northeasterly direction along said right of way line of said road a distance of 75.76 feet; thence 98°08' right in a Southerly direction a distance of 100.0 feet to the Point of Beginning; thence continue along last described course a distance of 30.20 feet; thence 90°49'07" right in a Southwesterly direction a distance of 75.05 feet; thence 89°10'28" right in a Northerly direction a distance of 18.40 feet; thence 81°52' right a distance of 75.76 feet to the Point of Beginning.

PARCEL III:

Commence at the NW Corner of the NW 1/4 of Section 22, Township 20 South, Range 3 West, thence S0°00'00"E along West line of said Section 22, a distance of 440.52', thence S80°55'00"E, a distance of 155.00, thence S0°00'00"E, a distance of 118.40 to the POINT OF BEGINNING, thence continue S0°00'00"E, a distance of 64.25, thence S80°55'00"E, a distance of 67.59', thence N9°30'19"E, a distance of 74.74', thence N1°46'37"W, a distance of 130.24', thence S0°2'31"W, a distance of 130.20, thence N89°7'51"W, a distance of 75.05 to the POINT OF BEGINNING.

TAX PARCEL NUMBER: 13-5-22-2-001-018.001

Real Estate Sales Validation Form

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

Grantor's Name	PHILIP RICHARDS	Grantee's Name	CARLY PARKER GONZALEZ
Mailing Address	LORI RICHARDS 415 Copperhead Road Maylene, AL 35114	Mailing Address	5203 Roy Drive Helena, AL 35080
Property Address	107 Old Tuscaloosa Road Helena, AL 35080	Date of Sale	
		Total Purchase Price \$	0.00
		Or	
		Actual Value \$	0.00
		Or	
		Assessor's Market Value \$	0.00

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 DEED OF CORRECTION
<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 March 11, 2022 Print B. CHRISTOPHER BATTLES

Unattested (verified by) Sign (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
06/27/2022 10:57:20 AM
\$29.00 JOANN
20220627000254680

Allen S. Bayl