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08/25/2022 01:32:31 PM
CORDEED 1/3

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR AND ZERO CENTS (\$1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Carol K. Nolen, a single woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Lynn Huddle and Leon A. Nolen, IV* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

This instrument is given to correct the marital status of the Grantors; Lean A. Nolen, III and Carol K. Nolen were husband and wife and the time of execution of deed recorded in Inst No. 2013002000394980, Probate Office, Shelby County, Alabama. Also said deed failed to contain the signature of Carol K. Nolen. This instrument shall convey her 1/2 interest in and to property described herein.

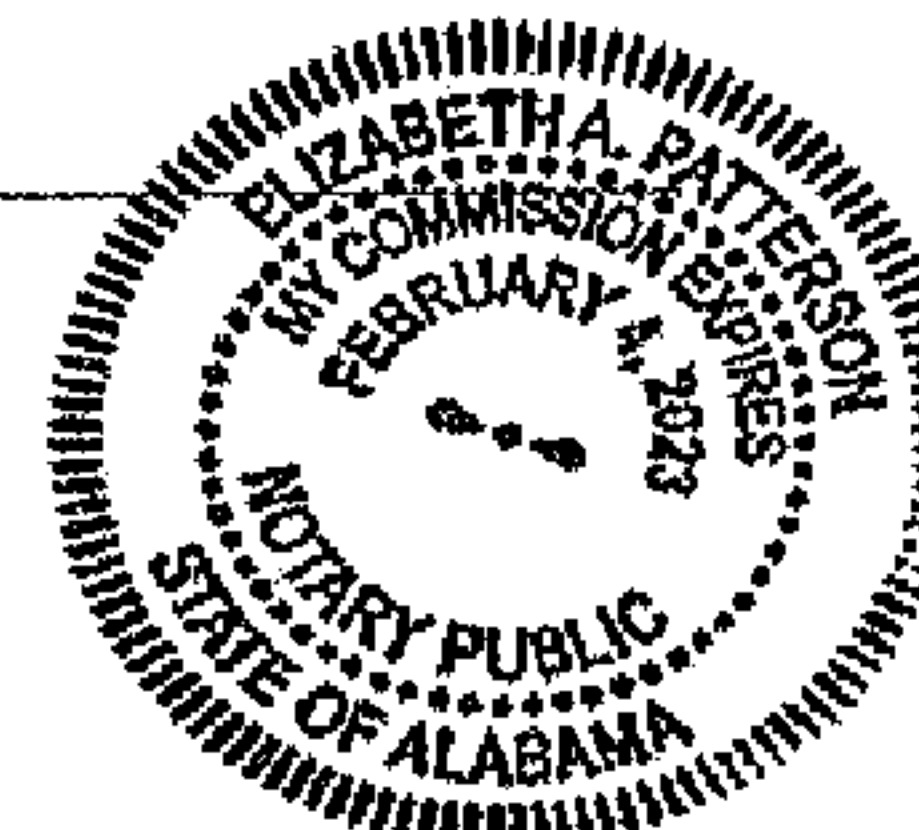
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of August 2022.

Carol K. Nolen
Carol K. Nolen

STATE OF Alabama)
COUNTY OF Jefferson)



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Carol K. Nolen*, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of August 2022.

Elizabeth A. Patterson
Notary Public
My Commission Expires February 4, 2023
1

EXHIBIT A -- LEGAL DESCRIPTION

PARCEL I:

A part of the NW 1/4 - SE 1/4, Section 26, Township 21 South, Range 1 East, located on Lay Lake, Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama and run North 89°36'13" West a distance of 274.11 feet to a point; thence run North 32°13'09" West a distance of 463.14 feet to a point on the water line boundary of Lay Lake (contour elevation 397.0); thence run North 27°55'25" East along the said water line of Lay Lake a distance of 109.18 feet to a point; thence run North 27°14'39" East a distance of 75.45 feet to a point; thence run North 34°36'38" East a distance of 35.92 feet to a point on the water line edge of Lay Lake; thence run along same said water line of Lay Lake North 87°15'46" East a distance of 65.75 feet to a point; thence run South 74°17'28" East a distance of 128.13 feet to a point; thence run South 72°00'24" East a distance of 104.27 feet to a point; thence run South 46°37'53" East a distance of 80.97 feet to a point on the same said water line of Lay Lake; thence run South 64°07'41" East a distance of 76.91 feet to a point on the water line of said Lay Lake and on the East line of the NW 1/4 of the SE 1/4 of said Section 28; thence run South 0°10'12" West a distance of 433.99 feet to the Point of Beginning.

Together with those easements for ingress and egress set forth in Book 102, page 188.

PARCEL II:

A parcel of land in the NE 1/4 of the SE 1/4, Section 26, Township 21 South, Range 1 East in Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said NE 1/4 of the SE 1/4 for a Point of Beginning; thence North 0°10'12" East 433.99 feet, more or less, to a point on the 397 foot contour (above the mean sea level) of Lay Lake; thence Southeasterly along the meanderings of the said 397 foot contour of Lay Lake 442.48 feet, more or less to a point; thence South 18°16'59" West 306.45 feet, more or less, to a point; thence North 89°35'13" West 311.13 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/25/2022 01:32:31 PM
\$29.00 JOANN
20220825000333410

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Carol K Nolen
Mailing Address 301 4th Road
Columbiana, AL
35051

Grantee's Name Lynn Huddle
Mailing Address 301 Bailey Rd
Leeds, AL
35094

Property Address 301 4th Road
Columbiana, AL
35051

Date of Sale 8/19/22
Total Purchase Price \$ 1.00
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other To correct 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 8/19/22

Print Mike T. Harrison

Unattested

Sign Mike T. Harrison
(Grantor/Grantee/Owner/Agent) circle one

(verified by)