

**QUIT CLAIM DEED
CORRECTIVE DEED**



20220826000334490 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/26/2022 11:22:23 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and NO/100 (\$1.00) Dollars, in hand paid to the undersigned **Joseph Shelton Smith**, a married man, hereinafter called the Grantor, the receipt whereof is hereby acknowledged, the Grantor, hereby Release, Quit-Claim, Grant, Sells and Convey to **Joseph Shelton Smith, Jr.**, an unmarried man hereinafter called Grantee, all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

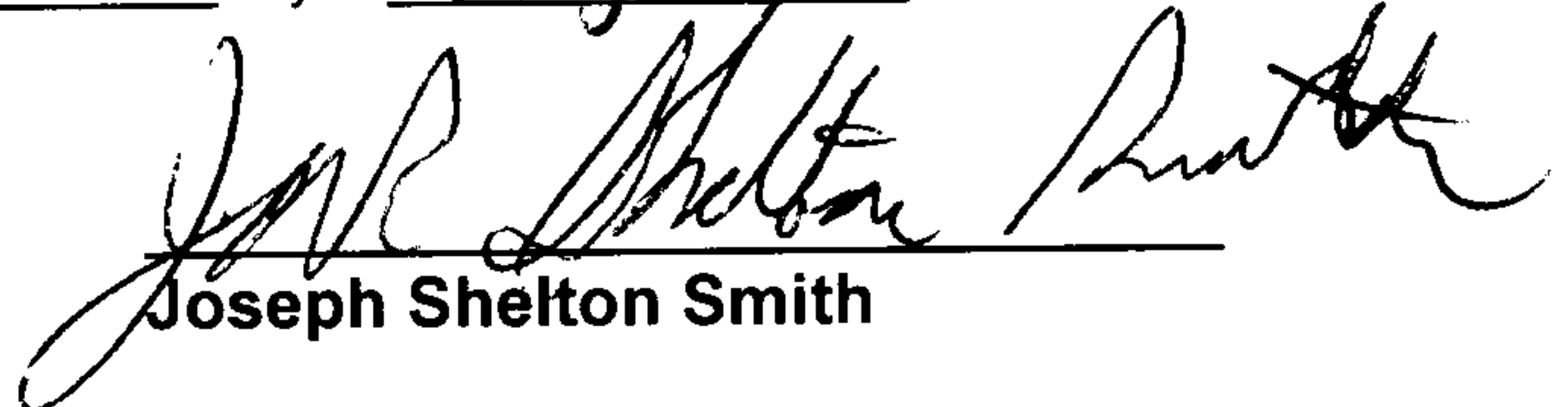
SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

THIS PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE GRANTOR

This instrument was prepared without benefit of title examination on the part of the preparer.

TO HAVE AND TO HOLD to the said **Joseph Shelton Smith, Jr.**, an unmarried man his heirs and assigns forever.

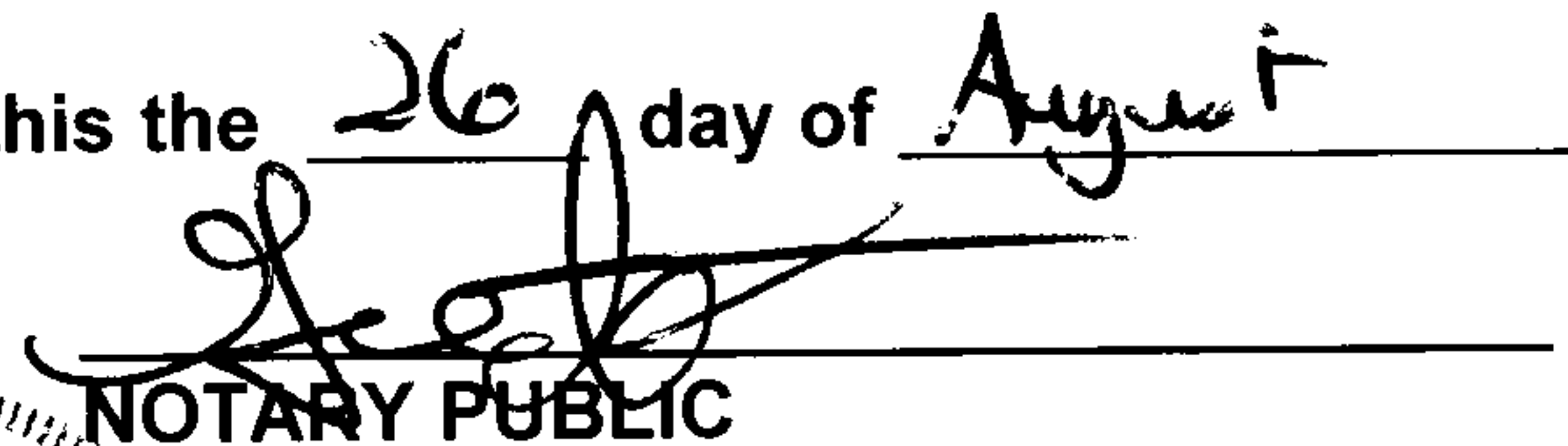
Given under my hand and seal this the 26th day of August, 2022.


Joseph Shelton Smith

**STATE OF ALABAMA,
TALLADEGA COUNTY.**

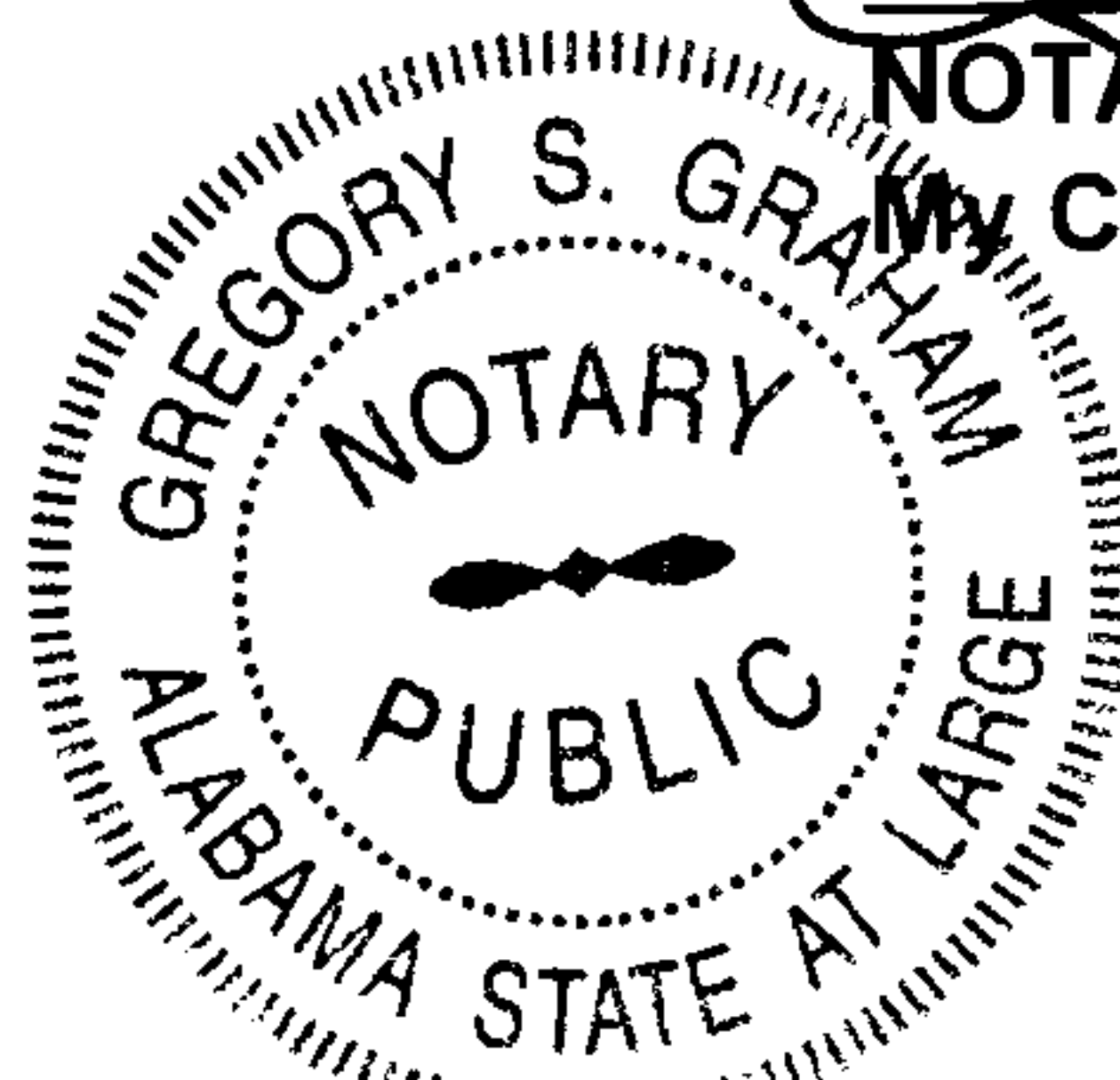
I, the undersigned authority, in and for said County, in said State, hereby certify that, **Joseph Shelton Smith**, a married man whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of August, 2022.


NOTARY PUBLIC

My Commission Expires: 01/12/2024

This Instrument Prepared By
Gregory S. Graham, P.C.
P.O. Drawer 307
Childersburg, AL 35044



This deed is being re recorded to correct the quit claim deed recorded on August 17, 2022, Instrument Number 20220817000323770.

EXHIBIT "A"
LEGAL DESCRIPTION



20220826000334490 2/3 \$29.00
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Commence at the Northeast corner of Section 30, Township 19 South, Range 1 East, said point being a found 1" opentop pipe in a rock pile; thence run West along said 1/4-1/4 line of a distance of 1702.61 feet to a point, Thence run 00°00'00" E for a distance of 466.57 feet to a found 1/4" rebar, said point being the Point of Beginning; Thence S 89°15'55" W for a distance of 437.26 feet to a found 5/8" Rebar; thence run S 24°27'34" E for a distance of 366.74 feet to a found 1/2" rebar; thence run N 37°46'05" E for a distance of 452.52 feet to the Point of Beginning.

50 FOOT EASEMENT FOR INGRESS EGRESS AND UTILITIES:

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East; thence North 89 degrees 38 minutes 30 seconds West, a distance of 1530.88 feet; thence South 0 degrees 01 minute 04 seconds East, a distance of 528.88 feet; thence South 89 degrees 58 Minutes 55 seconds West, a distance of 150.00 feet; thence North 0 degrees 01 minute 04 seconds West, a distance of 28.64 feet; thence South 68 degrees 32 minutes 39 seconds West, a distance of 99.64 feet; thence South 22 degrees 34 minutes 49 seconds West, a distance of 129.93 feet; thence South 47 degrees 03 minutes 26 seconds West, a Distance of 116.43 feet; thence South 72 degrees 07 minutes 02 seconds West, a distance of 157.88 feet; thence North 82 degrees 08 minutes 08 seconds West a distance of 109.99 feet; thence South 1 degree 08 minutes 40 seconds West, a distance of 381.60 feet to the North Right of Way Line of Shelby County Road no. 280 and the POINT OF BEGINNING of the centerline of a 50 foot easement for ingress egress and utilities; thence North 1 degree 08 minutes 40 seconds East, a distance of 381.60 feet; thence North 27 degrees 34 minutes 32 seconds West, a distance of 526.22 feet; thence North 46 degrees 16 minutes 40 seconds East, a distance of 94.72 feet to the point of beginning.

ALSO KNOWN AS

Lot 4 according to the plat of Joseph Smith Family Subdivision, as recorded in Map Book 56 at Page 67 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Joseph Smith
Mailing Address 8939 Hwy 51
Shovert AL
35147

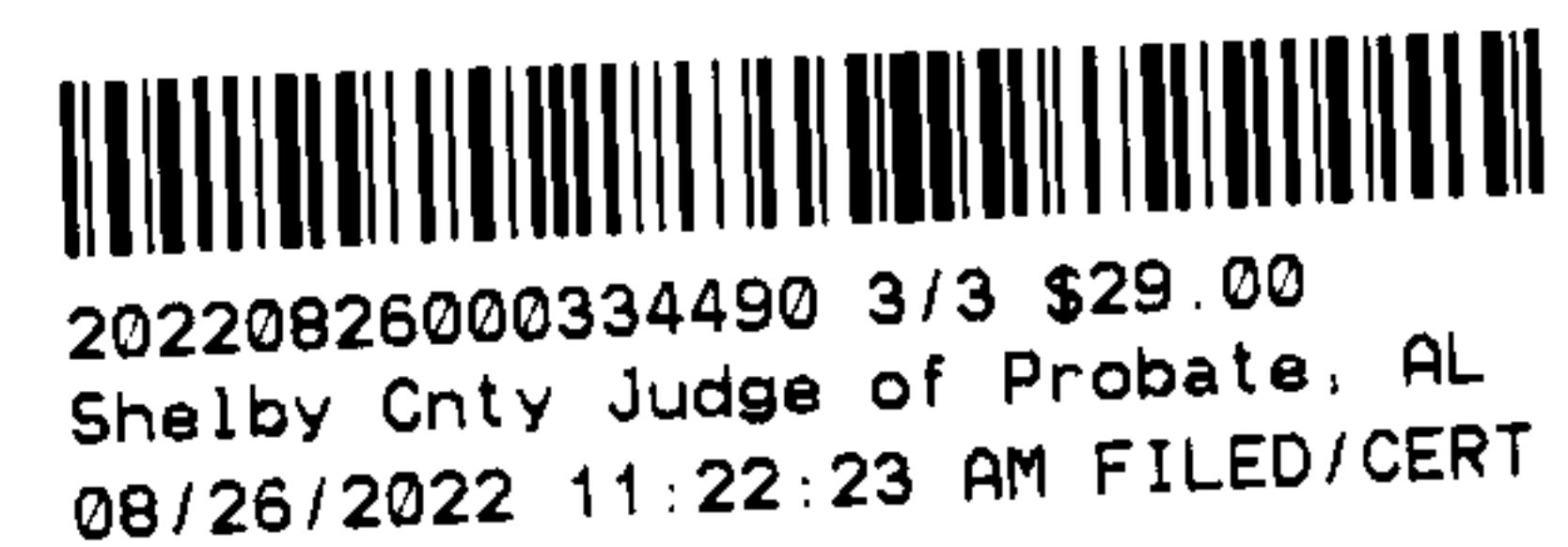
Grantee's Name Joseph Shelton Smith Jr
Mailing Address 8939 Hwy 51
Shovert AL
35147

Property Address 72 Chickadee dr.
Shovert, AL
35141

Date of Sale _____
Total Purchase Price \$ 27,950
or
Actual Value \$ _____
or
Assessor's Market Value \$ 30,100

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



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 _____

Print Joseph Smith

Unattested _____

Sign Joseph Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one