

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

Send Tax Notice to:
IRA INNOVATIONS LLC
fbo Michael Shane Spray, IRA
P.O. Box 360750
Birmingham, AL 35036

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVEN HUNDRED SEVENTY-FOUR THOUSAND, NINE HUNDRED NINETY-NINE and NO/100 DOLLARS (\$774,999.00)**, in hand paid to the undersigned, **Zimmer-Wesson Associates, Inc., an Alabama corporation, and Deborah A. Griffin and James C. Wesson as Personal Representatives of the Estate of Robert C. Wesson, deceased, Shelby County Probate Case No. PR2019-556 and Deborah A. Griffin and James C. Wesson, as Trustees of the Robert C. Wesson Testamentary Trust** (hereinafter referred to as "GRANTOR), by **IRA Innovations, LLC FBO Michael Shane Spray IRA** (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the GRANTORS do by these presents, grant, bargain, sell and convey unto **GRANTEE**, the following described real estate, located and situated in Shelby County, Alabama, to-wit:

1. Subject to the taxes for the year beginning October 1, 2020, which constitute a lien, but are not yet due and payable until October 1, 2021.
2. All easements, restrictions, right of ways and covenants of record.

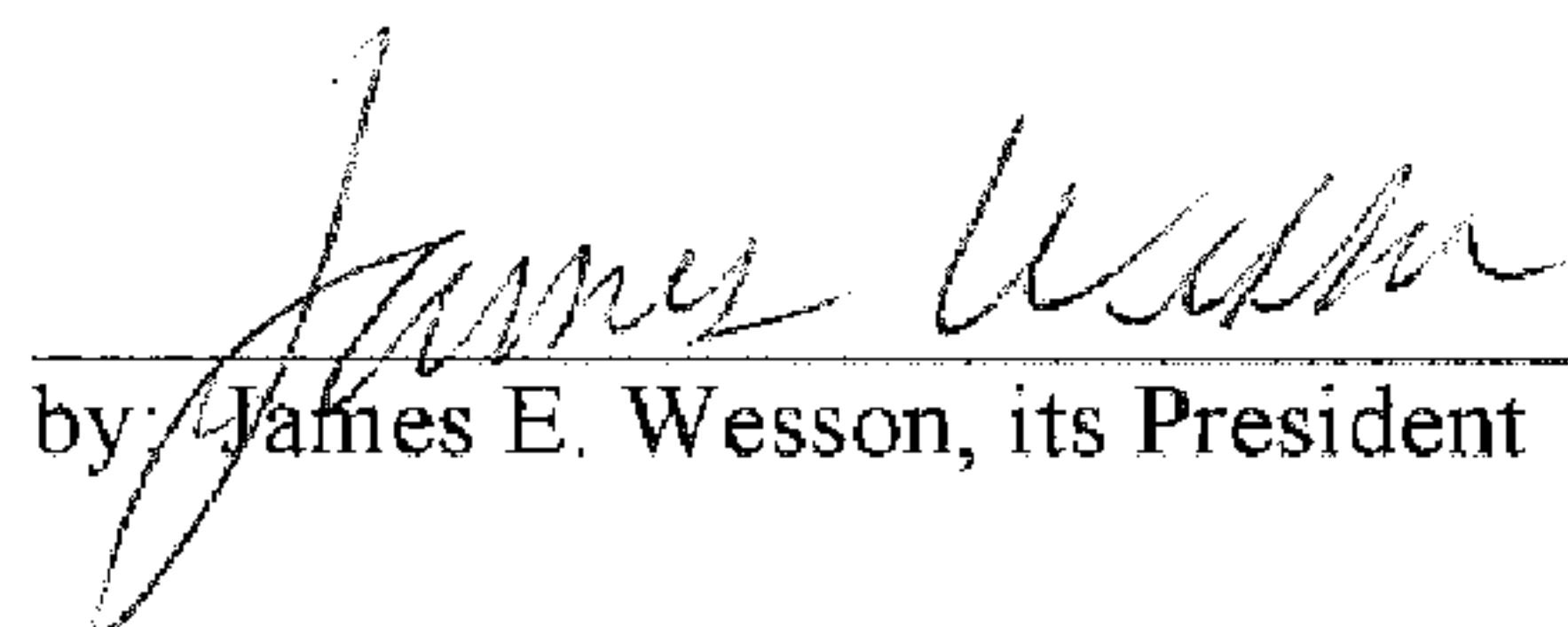
THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #20210304000108710, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

And GRANTOR does for itself, and for its successors and assigns covenant with the said GRANTEE, his heirs and assigns, and it is lawfully seized in fee simple of said premises; that GRANTEE IS free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal this 15 day of September, 2022.

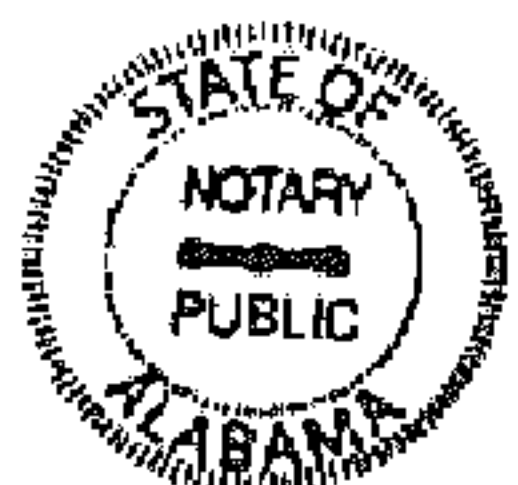
ZIMMER-WESSON ASSOCIATES, INC.


by James E. Wesson, its President

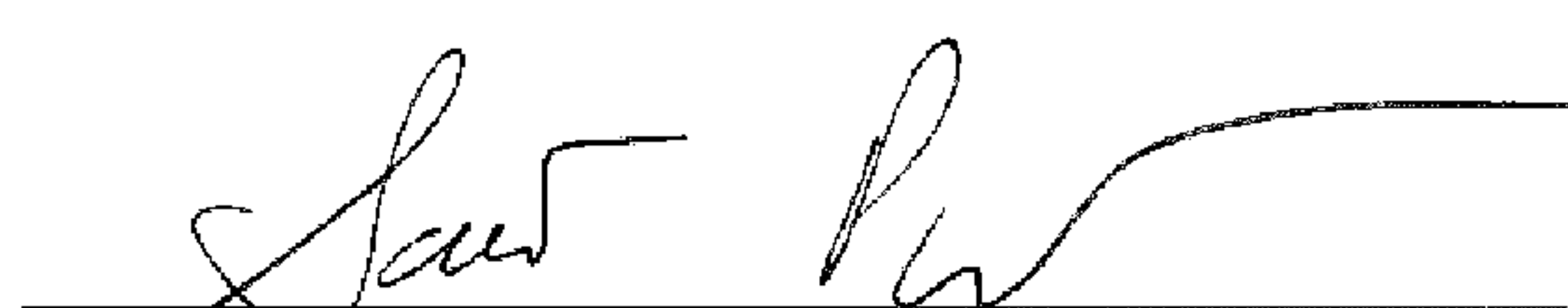
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James C. Wesson, whose name as President of Zimmer-Wesson Associates, Inc., 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 he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 15 day of September, 2022.



Scott Pylant
Notary Public
My Commission Expires
April 16, 2025




Notary Public

My Commission Expires: April 16, 2025

Estate of Robert C. Wesson, deceased,
Shelby County Probate Case No PR2019-556


By: Deborah A. Griffin
Its: Personal Representative


By: James C. Wesson
Its: Personal Representative

Dated: 9-15-2022

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Deborah A. Griffin, whose name as Personal Representative of the Estate of Robert C. Wesson, deceased, Shelby County Probate Case No PR2019-556, 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, as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 15 day of September, 2022.



Scott Pylant
Notary Public
My Commission Expires
April 16, 2025

Scott Pylant
Notary Public

My Commission Expires: April 16, 2025

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James C. Wesson, whose name as Personal Representative of the Estate of Robert C. Wesson, deceased, Shelby County Probate Case No PR2019-556, 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 he, as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 15 day of September, 2022.



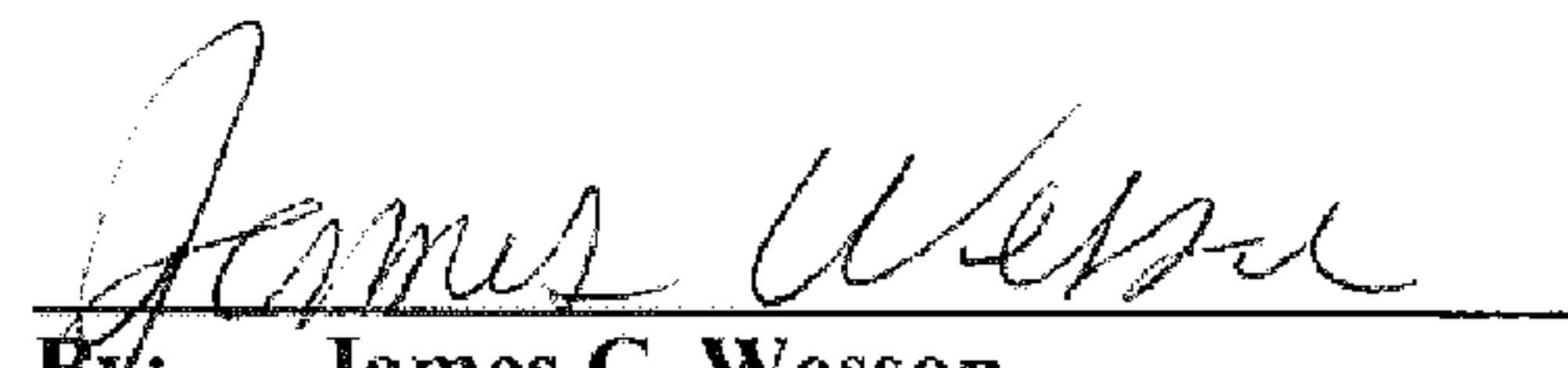
Scott Pylant
Notary Public
My Commission Expires
April 16, 2025

Scott Pylant
Notary Public

My Commission Expires: April 16, 2025

Robert C. Wesson Testamentary Trust


By: **Deborah A. Griffin**
Its: **Trustee**


By: **James C. Wesson**
Its: **Trustee**

Dated: 9-15-2022

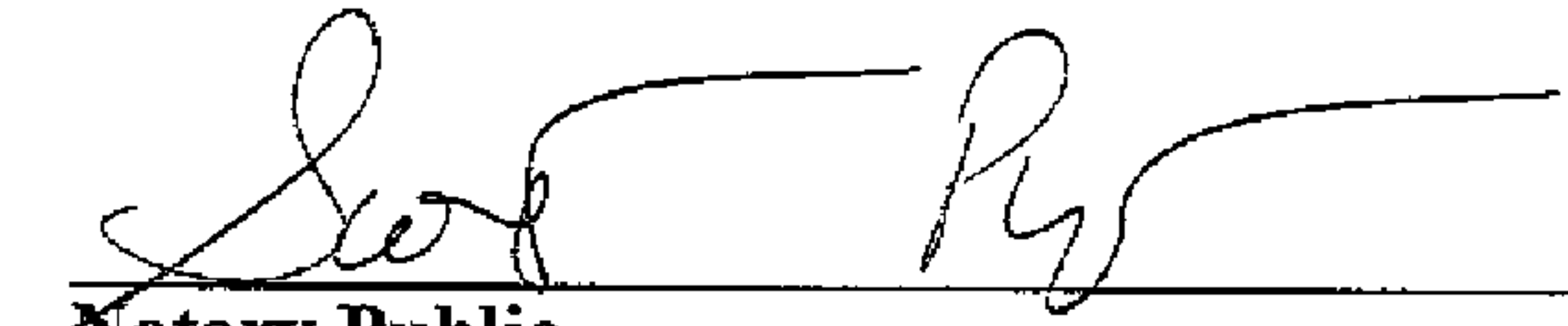
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Deborah A. Griffin, whose name as Trustee of the Robert C. Wesson Testamentary Trust, 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, as such Trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 15 day of September, 2022.



Scott Pylant
Notary Public
My Commission Expires
April 16, 2025



Notary Public

My Commission Expires: April 16, 2025

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James C. Wesson, whose name as Trustee of the Robert C. Wesson Testamentary Trust, 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 he, as such Trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 15 day of September, 2022.



Scott Pylant
Notary Public
My Commission Expires
April 16, 2025



Notary Public

My Commission Expires: April 16, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 14, and the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and in the Northeast $\frac{1}{4}$ of Section 23, all in Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of said Section 23, said point being the point of beginning; thence South 00 degrees 36 minutes 15 seconds East a distance of 675.62 feet; thence South 00 degrees 34 minutes 10 seconds East a distance of 854.07 feet; thence South 00 degrees 30 minutes 19 seconds East, a distance of 507.78 feet to the Northerly right of way line of Shelby County Highway 45; thence North 64 degrees 16 minutes 19 seconds West and along said right of way a distance of 167.80 feet to a curve to the left, having a radius of 2916.29 feet, subtended by a chord bearing North 73 degrees 24 minutes 56 seconds West and a chord distance of 926.85 feet; thence along the arc of said curve and along said right of way line for a distance of 930.80 feet; thence North 00 degrees 04 minutes 06 seconds West and leaving said right of way line the distance of 490.56 feet; thence South 88 degrees 50 minutes 26 seconds West a distance of 300.60 feet; thence 89 degrees 43 minutes 27 seconds West a distance of 199.33 feet; thence South 00 degrees 20 minutes 09 seconds East a distance of 430.74 feet to the Northerly right of way line of above said Highway 45; thence North 84 degrees 48 minutes 05 seconds West and along said right of way line a distance of 1576.40 feet; thence North 00 degrees 20 minutes 18 seconds and leaving said right of way line a distance of 1441.11 feet; thence North 88 degrees 49 minutes 30 seconds East a distance of 440.15 feet; thence North 00 degrees 27 minutes 41 seconds West a distance of 404.12 feet; thence North 00 degrees 27 minutes 41 seconds West a distance of 404.12 feet; thence North 00 degrees 16 minutes 21 seconds West a distance of 934.84 feet; thence North 88 degrees 59 minutes 45 seconds East a distance of 1328.18 feet; thence North 89 degrees 11 minutes 30 seconds East a distance of 1327.86 feet; thence South 00 degrees 32 minutes 04 seconds East a distance of 315.99 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Commence at the NE corner of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 88 degrees 49 minutes 47 seconds West for a distance of 663.89 feet to the point of beginning; thence continue South 88 degrees 49 minutes 47 seconds West for a distance of 663.89 feet; thence South 00 degrees 20 minutes 18 seconds East for a distance of 1188.41 feet; thence North 88 degrees 50 minutes 26 seconds East for a distance of 300.60 feet; thence South 00 degrees 04 minutes 06 seconds East for a distance of 490.56 feet to the Northerly right of way line of Shelby County Highway 45 to a curve to the right, having a radius of 2916.29 feet, and subtended by a chord bearing of South 78 degrees 53 minutes 34 seconds East, and a chord distance of 372.98 feet; thence along the arc of said curve and along said right of way line for a distance of 373.23 feet; thence North 00 degrees 20 minutes 18 seconds West and leaving said right of way line for a distance of 1758.31 feet to the point of beginning,.

According to survey of Rodney Y. Shiflett, RLS #21784, dated June 1, 2022.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2022 10:01:30 AM
\$47.00 BRITTANI
20220930000374480

20220930000374480 09/30/2022 10:01:30 AM CORDEED 7/7

Allen S. Byrd

Real Estate Sales Validation Form

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

IRA INNOVATIONS LLC

Grantor's Name Zimmer-Nelson Assoc.
Mailing Address 246 County Road 251
Collman, AL
35057

Grantee's Name Michael Jane Spray
Mailing Address P.O. Box 360750
Birmingham, AL
35206

Property Address 1445 Hwy 45
Sterrett AL
35147

Date of Sale 9-15-22
Total Purchase Price \$ 774,999.00
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

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 9-25-22

Print Mike T. Atchison

Unattested

(verified by)

Sign

Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one