

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

CORRECTIVE WARRANTY DEED

This deed is given to correct the legal description in the deed recorded as Instrument # 20220720000285440 in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Ruby Webster, a widow (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Lee Webster (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See legal description attached hereto as Exhibit A

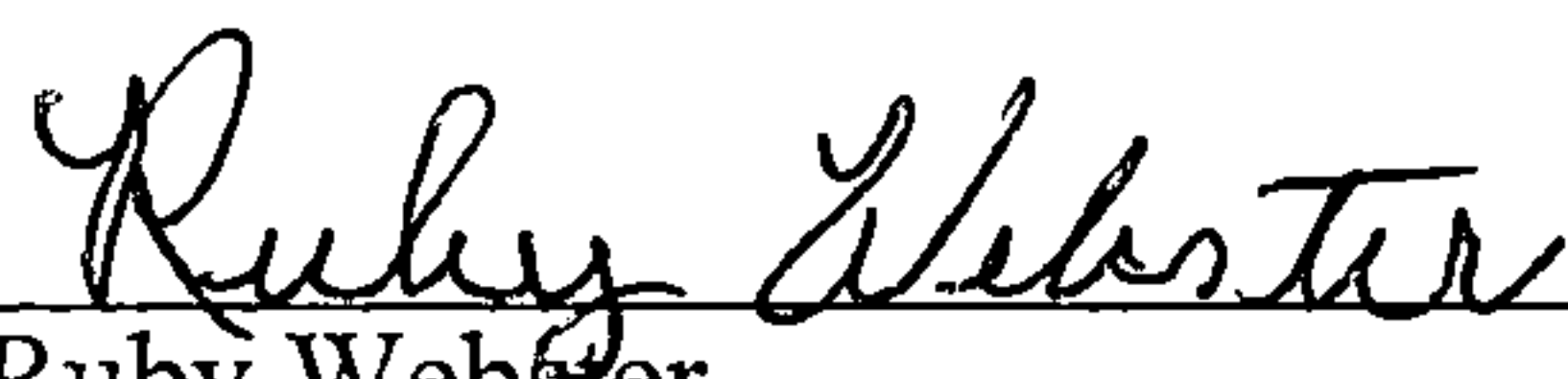
Subject to easements, restrictions, rights-of-way, covenants, conditions, and encumbrances of record.

GRANTOR reserves a life estate in and to the above described property.

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

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
14 day of October, 2022.



Ruby Webster



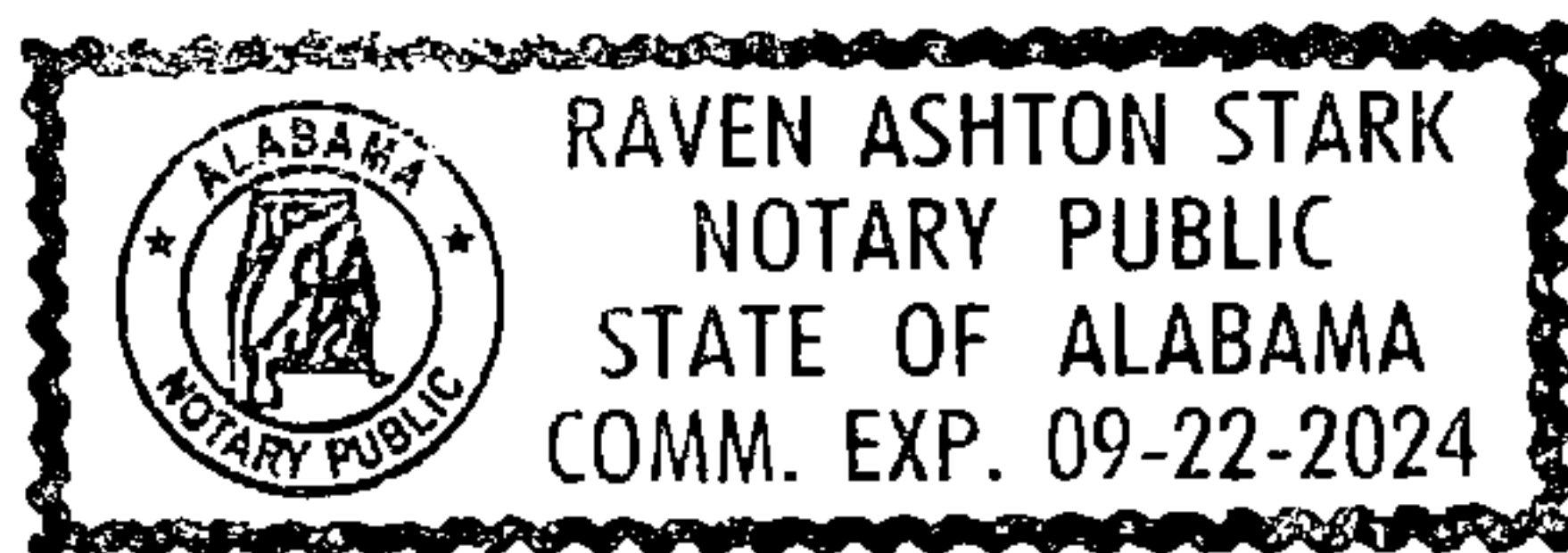
20221014000390600 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/14/2022 02:46:39 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruby Webster, 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 14 day of October, 2022



Raven Ashton Stark
Notary Public

My commission expires: 09-22-2024



20221014000390600 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/14/2022 02:46:39 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

PARCEL I

All of the NE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 5 West, lying north of South Shades Crest Road and lying between the east line of Ruby Webster's One Lot Subdivision recorded in Map Book 36, page 59, in the Office of the Judge of Probate of Shelby County, Alabama, and the west line of Webster's One Lot Subdivision recorded in Map Book 19, page 70, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II

Commence at a 3" open top pipe at the NW corner of said Lot 8 being also the NW corner of the NE 1/4 of NW 1/4 of Section 1, Township 21 South, Range 5 West, thence along the north line of said Lot 8 S 89° 20' 37" E for a distance of 330.02 feet to a capped iron (Landmark) and the NW corner of Final Map of Ruby Webster's One Lot Subdivision recorded in Map Book 36, page 59 in the Office of the Judge of Probate of Shelby County; thence along the North line of said One Lot Subdivision S 89° 18' 41" E for a distance of 383.98 feet to a capped iron (Paragon) and the NE corner of said One Lot Subdivision; thence along the East line of said One Lot Subdivision S 03° 02' 48" E for a distance of 915.19 feet to the North right-of-way of South Shades Crest Road (50' right-of-way) and a capped iron (SMW LS 19753); thence leaving said North right-of-way S 00° 40' 19" W for a distance of 50.00 feet to the South right-of-way of said South Shades Crest Road; thence along said right-of-way with a curve to the left being subtended by an arc length of 492.10 feet and having a radius of 1095.00 feet, a chord bearing of N 77° 47' 51" E for a distance of 487.97 feet and a central angle of 25° 44' 56" to a capped iron (SMW LS 19753); thence continue along said right-of-way N 64° 55' 22" E for a distance of 106.23 feet to the Point of Beginning; thence leaving said right-of-way and run S 00° 26' 29" E for a distance of 845.65 feet to a point; thence with a curve to the right being subtended by an arc length of 761.84 feet, a radius of 242.50 feet, a chord bearing of S 89° 33' 31" W for a distance of 485.00 feet and a central angle of 180° 00' 00" to a point; thence N 00° 26' 29" W for a distance of 703.81 feet to the South right-of-way of said South Shades Crest Road; thence right and run Easterly along the South right-of-way of said South Shades Crest Road to the Point of Beginning.

Real Estate Sales Validation Form



20221014000390600 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/14/2022 02:46:39 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec

Grantor's Name Ruby Webster
Mailing Address 5929 S Shades Crest Road
Helena, AL 35080

Grantee's Name Lee Webster
Mailing Address 5929 S Shades Crest Road
Helena, AL 35080

Property Address 5929 S Shades Crest Road
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 603,950

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 ☐ Appraisal
☐ Sales Contract ☒ Other assessor's current market value
☐ Closing Statement

CORRECTIVE DEED to correct legal description

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 ~~Ruby Webster~~ Ariann Grimsley Webster

☐ Unattested

Sign Ruby Webster

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1