

This instrument was prepared by:
Linda L. Cole, Esq.
Post Office Box 36386
Hoover, AL 35236
(205) 868-1543

20221026000402990
10/26/2022 02:15:31 PM
CORDEED 1/2

SEND TAX NOTICE TO:
B. Gayle Cowden
Wanda G. Miranda
415 Chadwick Circle
Helena, Alabama 35080

CORRECTED WARRANTY DEED
(Without Right of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten Dollars and no/100 (\$10.00) and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, I, **B. Gayle Cowden, an unmarried woman**, (herein referred to as grantor), grant, bargain, sell and convey unto **B. Gayle Cowden and Wanda G. Miranda**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit: **BEING LOCATED AT 415 CHADWICK CIRCLE, HELENA, ALABAMA 35080**

Lot 31, according to the survey of Chadwick, Sector 4, as recorded in Map Book 20 Page 38, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

THIS DEED IS TO CORRECT THE WARRANTY DEED AS RECORDED ON SEPTEMBER 30, 2022 IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA INSTRUMENT NUMBER 20220930000374450. THE DEED IS BEING RERECORDED TO CORRECT THE NOTARY BLOCK TO REFLECT THE POA LANGUAGE.
SUBJECT TO:

- 1. **All liens and encumbrances;**
- 2. **Ad valorem taxes for the year 2022, a lien but not yet payable until October 1, 2022;**
- 3. **All easements, rights of way, restrictions, conditions and covenants of record.**

TITLE NOT EXAMINED BY PREPARER OF THIS INSTRUMENT

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and covey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this the 10th day of October, 2022.

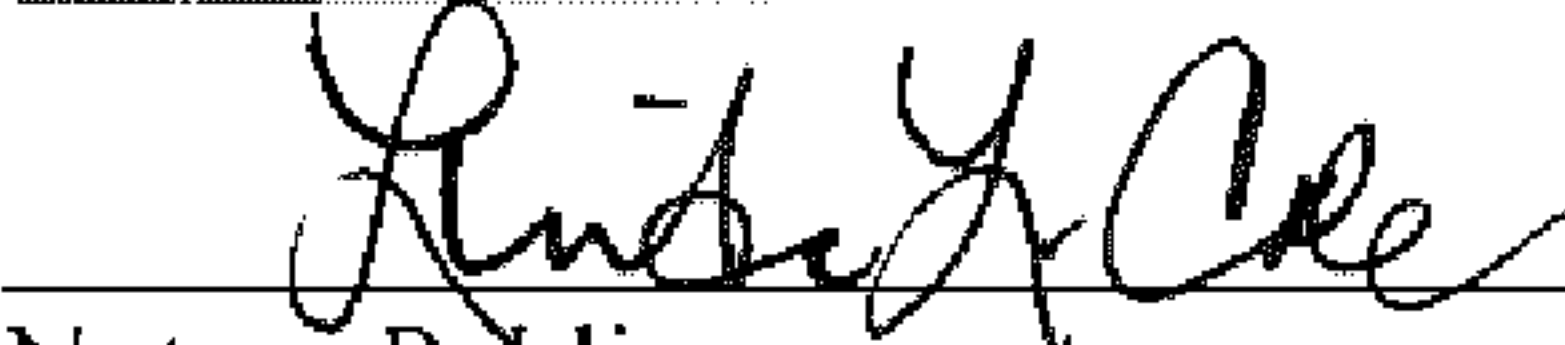

Richard Noland Cowden, Attorney-in-Fact

STATE OF ALABAMA)
SHELBY COUNTY)

I, Linda L. Cole, a Notary Public, in and for said County and State, hereby certify that, Richard Noland Cowden, whose name as Attorney-in-Fact/Agent for B. Gayle Cowden, a/k/a Bynus Gayle Cowden, 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, in his capacity as such Attorney-in-Fact/Agent, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10th day of October, 2022.

[Seal]


Notary Public
My Commission Expires 03-04-24

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name B. Gayle Cowden
 Mailing Address 415 Chadwick Circle
Helena, AL 35080

Grantee's Name B Gayle Cowden & Wanda G Miranda
 Mailing Address 415 Chadwick Circle
Helena, AL 35080

Property Address 415 CHADWICK CIRCLE
HELENA, ALABAMA 35080

Date of Sale _____
 Total Purchase Price \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/26/2022 02:15:31 PM
 \$26.00 JOANN
 20221026000402990

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 1/2 value = \$50,000.00



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)

- ☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Title Curative
☐ 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 10/10/22

Print Shirley Malone

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1