

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 36051

File No.: MV-22-28582

Send Tax Notice To: Michael Shane Spray  
P.O. Box 360750  
Birmingham, AL 35236

**CORRECTIVE WARRANTY DEED**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Five Thousand Five Hundred Fifty Dollars and No Cents (\$185,550.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **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**(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Shane Spray**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

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. Shifflet, RLS #21784, dated June 1, 2022

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

**THIS DEED IS GIVEN TO CORRECT THE GRANTORS IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #20210304000108720, AND THAT CERTAIN CORRECTIVE DEED RECORDED IN INSTRUMENT #20220930000374470, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13 day of

October 2022

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

State of Alabama

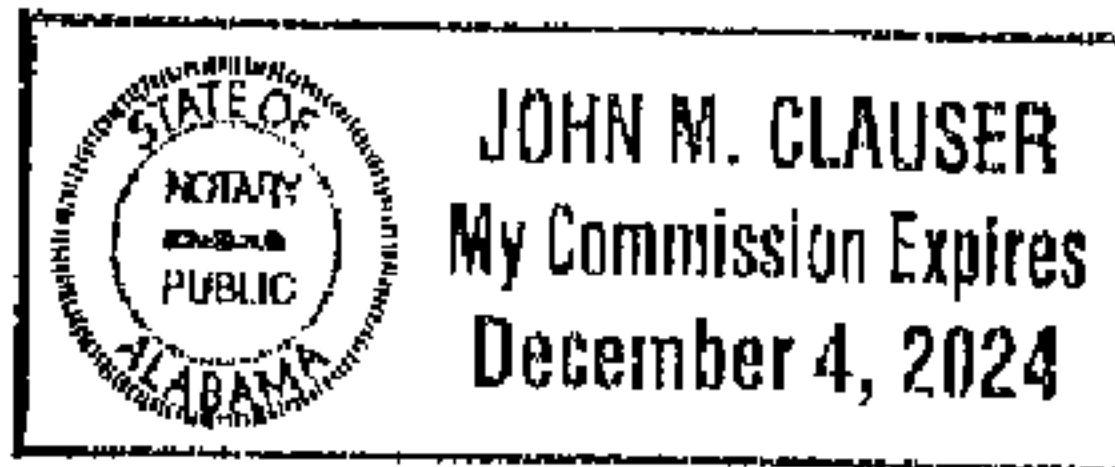
County of Jefferson

I, John M. Clauser, a Notary Public in and for the 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 the 13<sup>th</sup> day of October, 2022

John M. Clauser  
Notary Public, State of Alabama

My Commission Expires: December 4, 2024



State of  Alabama

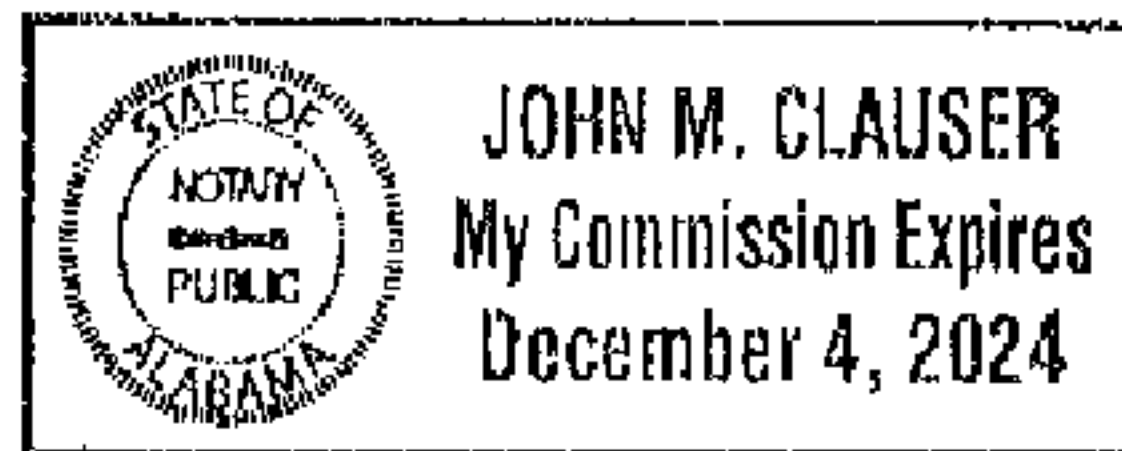
County of Jefferson

I,  the undersigned authority, a Notary Public in and for the 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 the  13<sup>th</sup> day of October, 2022

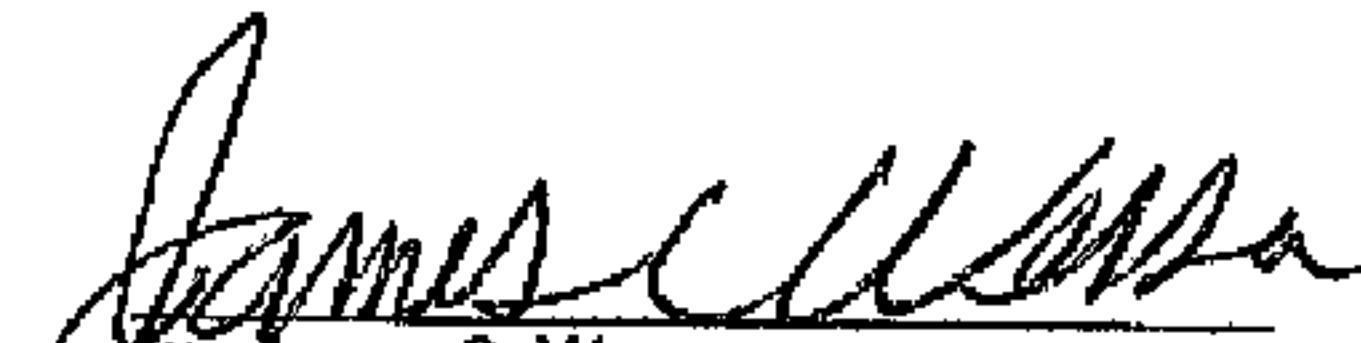
John M. Clauser  
Notary Public, State of  Alabama

My Commission Expires:  December 4, 2024




Robert C. Wesson Testamentary Trust

  
by: Deborah A. Griffin  
Its: Trustee

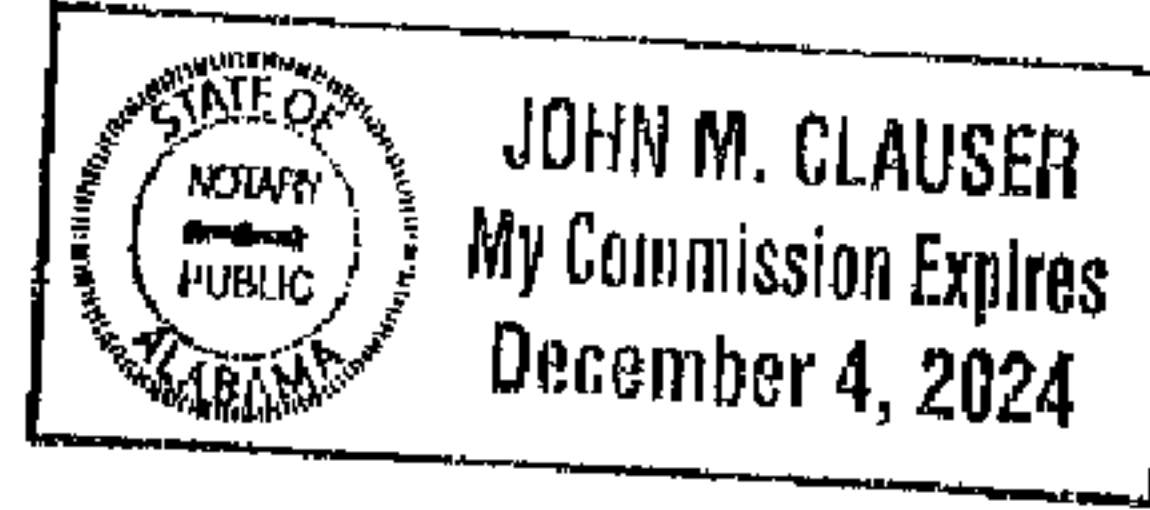
  
by: James C. Wesson  
Its: Trustee

I,  the undersigned authority, a Notary Public in and for the 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 the  13<sup>th</sup> day of October, 2022

  
Notary Public, State of  Alabama

My Commission Expires:  December 4, 2024



State of  Alabama

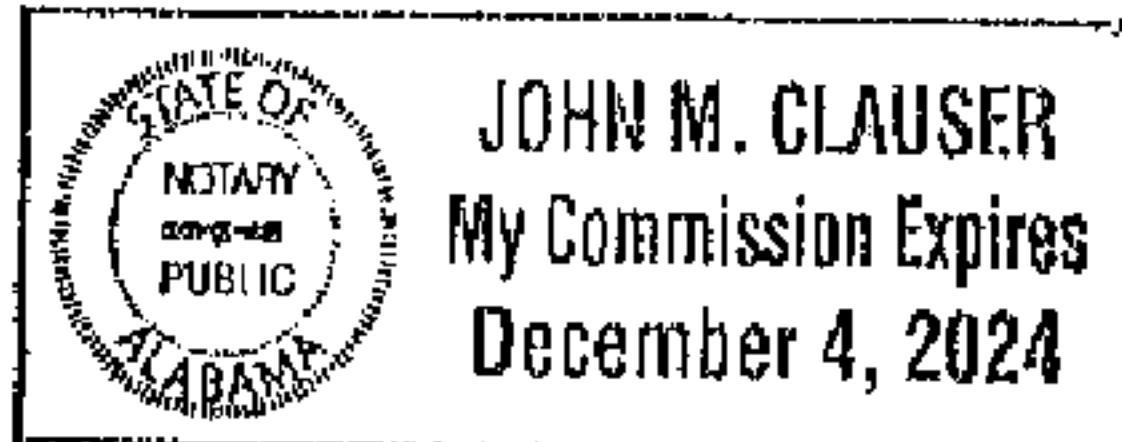
County of Jefferson

I,  the undersigned authority, a Notary Public in and for the 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 the  13<sup>th</sup> day of October, 2022

  
Notary Public, State of  Alabama

My Commission Expires:  December 4, 2024





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/01/2022 08:54:01 AM  
\$37.00 JOANN  
20221101000409070

Real Estate Sales Validation Form

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

*Allison Boyd*

Grantor's Name Zimmer-Wesson Assoc. Grantee's Name Michael Shane Spray  
Mailing Address 246 County Road 251 Mailing Address P.O. Box 360750  
Cullman AL Birmingham AL  
35057 35030

Property Address 1440 Hwy 45 Date of Sale 10-13-22  
Sterrett AL Total Purchase Price \$ 185,550.00  
35147 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 10-13-22 Print Mike T. Atchison  
Unattested \_\_\_\_\_ Sign Mike T. Atchison  
(verifier by) (Grantor/Grantee/Owner/Agent) circle one