


This document prepared by:
Amy R. Milling, Attorney
310 Canyon Park Drive
Pelham, AL 35124

(Description furnished by Grantors. No
survey examined and no title examination
made by this attorney) Source of Title:
Instrument No. 20221028000405790 in the
office of Judge of Probate, Shelby County,
AL, 10/28/2022.

CORRECTIVE DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20221128000433450 1/4 \$41.00
Shelby Cnty Judge of Probate, AL
11/28/2022 11:59:20 AM FILED/CERT

WHEREAS there was an error in the legal description of the property to be conveyed thereby and,

WHEREAS the undersigned, now desires to correct the mistaken description in the deed identified above,

KNOW ALL MEN BY THESE PRESENTS, that, For and in consideration of the sum of Ten (\$10.00) Dollars, to the undersigned Grantor, (whether one or more), in hand paid, by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, we, Willie Mae Moore, Rosemary Moore, and Roger Earl Moore, Sr. (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell, convey unto Willie Mae Moore, Rosemary Moore, Phyllis M. Hicks, Roger Earl Moore, Sr., Mary Elizabeth Moore, Imagale Roland, Frederick N. Moore, Keith Moore, David Gabriel Moore, and Leah Renee Moore Agee, (hereinafter referred to as GRANTEE, whether one or more), for and during their joint lives and upon the death of any of them, then to the survivor of them in joint tenancy with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1

A part of Block No. 12, Corner of Montgomery and Cedar Streets, Map of East Montevallo by William Wallace, C. E. for the Lawhorn Ore Company and being the same property conveyed to plaintiffs from deed John Beverly and Minnie B. Beverly dated July 29, 1966, and recorded in Deed Book 244, page 578 in the Probate Records of Shelby County, Alabama, and which said property is more particularly described as follows: Commence at a point where the western boundary of Cedar Street is intersected by the southern boundary of Montgomery Street and run thence in a Southeasterly direction along the western boundary of Cedar Street a distance of 161.25 feet to a point; thence turn an interior angle of 69 deg. 48 min. and run westerly along former Jim Seaman property a distance of 133.10 feet to a point; thence turn to the right an interior angle of 110 deg. 12 min. and run Northwesterly a distance of 114.4 feet to a point on the southern boundary of Montgomery Street which point is 125 feet along said street from the point of beginning; thence turn an interior angle to the right of 90 deg. 29 min. and run Northeasterly along the southern boundary of Montgomery street a distance of 125.0 feet to point of beginning.

PARCEL 2

Begin at the NW corner of Lot 8 of Canterbury Estates, 1st Addition, as recorded in Map Book 16, Page 67, in the office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S10°59'02"W for a distance of 151.05'; thence N01°32'21"E for a distance of 146.78'; thence N71°06'55"W for a distance of 55.42'; thence N17°07'20"W for a distance of 51.11' to the Southerly R.O.W line of Montgomery Street; thence N71°37'03"E and along said R.O.W. line for a distance of 105.50' to the Westerly R.O.W. line of a 50' R.O.W.; thence leaving said Montgomery Street R.O.W. line and along said 50' R.O.W. line, S17°50'49"E for a distance of 101.15'; thence S86°44'46"W and leaving said R.O.W. line for a distance of 38.86' to the POINT OF BEGINNING. Said Parcel situated in West 1/2 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

Said Parcel containing 0.24 acres, more or less.



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

And we, for ourselves and our heirs, executors, and administrators, covenant with the said Grantee, his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23rd day of November, 2022.

Willie Mae Moore (L.S.)
Willie Mae Moore

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23rd day of November, 2022.

Rosemary Moore (L.S.)
Rosemary Moore

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23rd day of November, 2022.

Roger Earl Moore Sr (L.S.)
Roger Earl Moore, Sr.

Send Tax Notice To:
Willie Mae Moore
150 Montgomery Street
Montevallo, Alabama 35115

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Willie Mae Moore** 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 the 23rd day of November, 2022.

Sue L. Peoples
Notary Public
My Commission Expires: March 30, 2024

STATE OF ALABAMA)
Shelby COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Rosemary Moore** 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 the 23rd day of November, 2022.

Lisa L. Peoples
Notary Public
My Commission Expires: 3/30/2022

STATE OF ALABAMA)
Shelby COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Roger Earl Moore, Sr.**, 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of November, 2022.

Lisa L. Peoples
Notary Public
My Commission Expires: 3/30/2022



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Real Estate Sales Validation Form

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

Grantor's Name Willie Mae Moore
Mailing Address 150 Montgomery Street
Montevallo, AL 35115

Grantee's Name Willie Mae Moore & Keith Moore
Mailing Address 150 Montgomery Street
Montevallo, AL 35115

Property Address 150 Montgomery Street
Montevallo, AL 35115

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 178,300.00/



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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 Tax Assessor's Value

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 11/28/2022

Print Keith Moore

Sign Keith Moore

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1