

This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to.  
Joshua & Leslie Arnold  
465 Salser Lane  
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
SHELBY COUNTY ) CORRECTIVE

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Five Thousand Eight Hundred Fifty Dollars and No/00 Dollars (\$75,850.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lou Ann R. Graves, a widowed woman, and Carolyn Jaye R. Hayes, a single woman, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Joshua David Arnold and wife, Leslie Sproull Arnold, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

See Attached Exhibit “A” for Legal Description.

Subject to 2022 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

This property is not the homestead of the Grantor Lou Ann R. Graves or Grantor Carolyn Jaye R. Hayes

This Corrective Deed is being recorded to correct the Legal Description in deed recorded in Instrument #20220830000339120, in the office of the Judge of Probate 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of January, 2023.

\_\_\_\_\_

Lou Ann R. Graves  
Lou Ann R. Graves

\_\_\_\_\_

Carolyn Jaye R. Hayes  
Carolyn Jaye R. Hayes

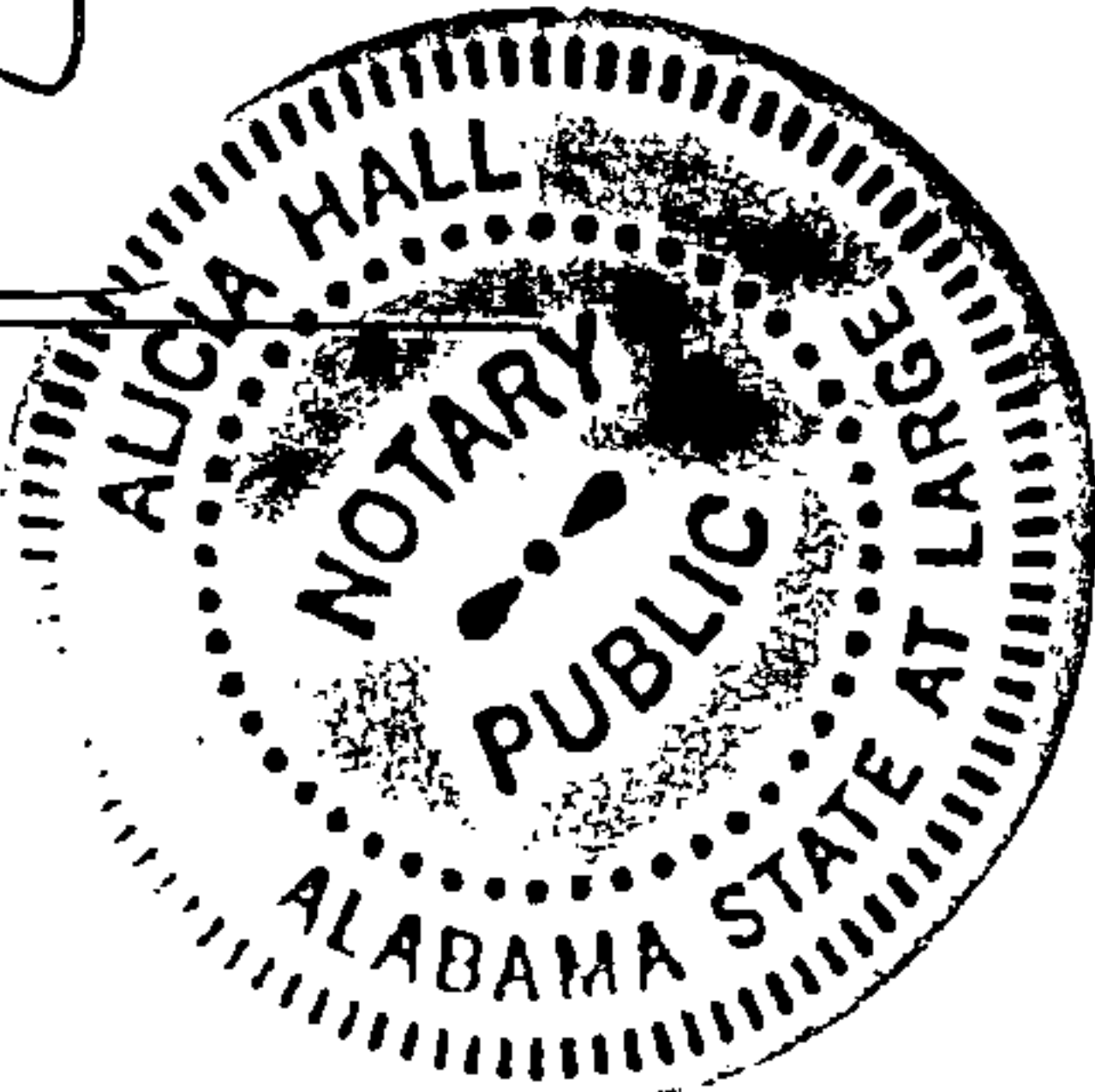
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lou Ann R. Graves and Carolyn Jaye R. Hayes, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of January, 2023.

My Commission Expires: 5/24/2024

Alicia Hall  
Notary Public





20230112000010650 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/12/2023 03:56:55 PM FILED/CERT

**EXHIBIT "A"**  
**CORRECTIVE LEGAL DESCRIPTION**

PARCEL VI

COMMENCE AT A POINT BEING THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TWP 20 SOUTH, RANGE 1 WEST; THENCE S 89-13'51" W, ALONG THE SOUTH LINE OF SAID 1/4-1/4 A DISTANCE OF 300.74'; THENCE CONTINUE ON THE SOUTH LINE OF SAID 1/4-1/4, S 89-08'49" W FOR 473.20' TO THE POINT OF BEGINNING; THENCE RUN S 88-57'38" W, ALONG SAID 1/4-1/4 LINE FOR 263.12'; THENCE RUN N 00-39'32" E FOR 199.67'; THENCE RUN N 19-57'19" W FOR 137.84'; THENCE RUN N 36-50'24" E FOR 82.98'; THENCE RUN N 00-39'59" E FOR 115.03'; THENCE RUN N 75-55'43" E FOR 50.78'; THENCE RUN N 35-31'29" W FOR 82.46'; THENCE RUN N 00-42'34" E FOR 595.36'; THENCE RUN N 48-18'32" E FOR 196.33' TO A POINT SITUATED ON THE SOUTHWESTERLY LINE OF SHELBY COUNTY HWY 447, SAID POINT BEING SITUATE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14-38'20" AND A RADIUS OF 262.69'; THENCE RUN ALONG THE ARC FOR 67.12'; THENCE RUN S 56-57'02" E FOR 74.06'; THENCE RUN S 00-42'34" W FOR 1230.86' TO THE POINT OF BEGINNING, CONTAINING 7.50 ACRES MORE OR LESS.





20230112000010650 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/12/2023 03:56:55 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Graves/Hayes  
Mailing Address 211 Salser Lane  
Columbiana, AL 35051

Grantee's Name Josh & Leslie Arnold  
Mailing Address 465 Salser Lane  
Columbiana, AL 35051

Property Address Salser Lane  
Columbiana, AL 35051

Date of Sale 8/30/22  
Total Purchase Price \$ 75,850.00

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 \_\_\_\_\_

Print Lou Ann B. Graves

Sign [Signature]

☐ Unattested  
(verified by) \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1