

This Instrument was Prepared by: Send Tax Notice To: Main Street Fitness, LLC

Mike T. Atchison, Attorney at Law
101 West College
StreetColumbiana,
AL 35051

CORRECTIVE WARRANTY DEED

State of Alabama
County of Shelby

That in consideration of the sum of **ONE Dollar and No Cents (\$1.00)**, 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, **Katie Joe Cox**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Main Street Fitness, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lots 3, 4, 5 and 6 of Block 81, according to Dunstan's Map of the Town of Calera and the vacated portion of 12th Street lying East of Lots 3, 4, 5 and 6 of Block 81 and West of U.S. Highway #31, per resolution in Inst.No. 1996-04974

This deed is given to correct Inst #20230111000009510, Probate Office, Shelby County, Alabama, adding Lots 5 and 6 to the legal description.

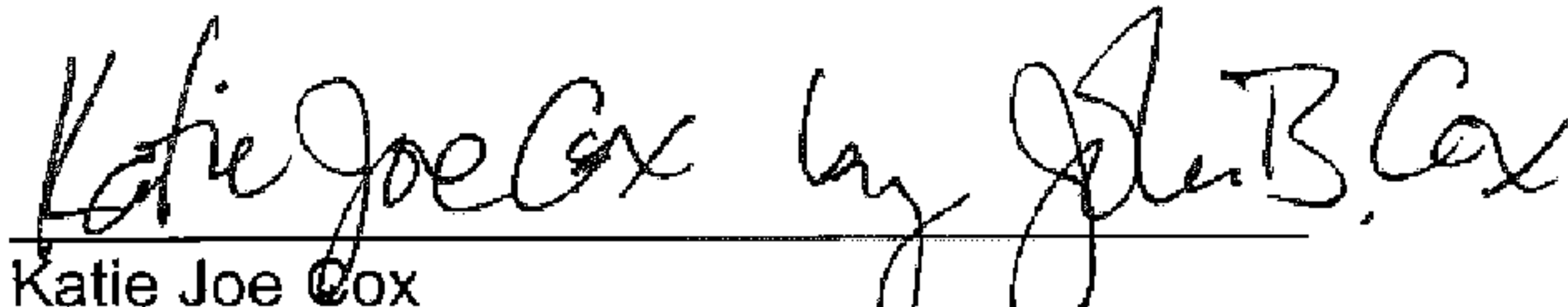
Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$231,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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.

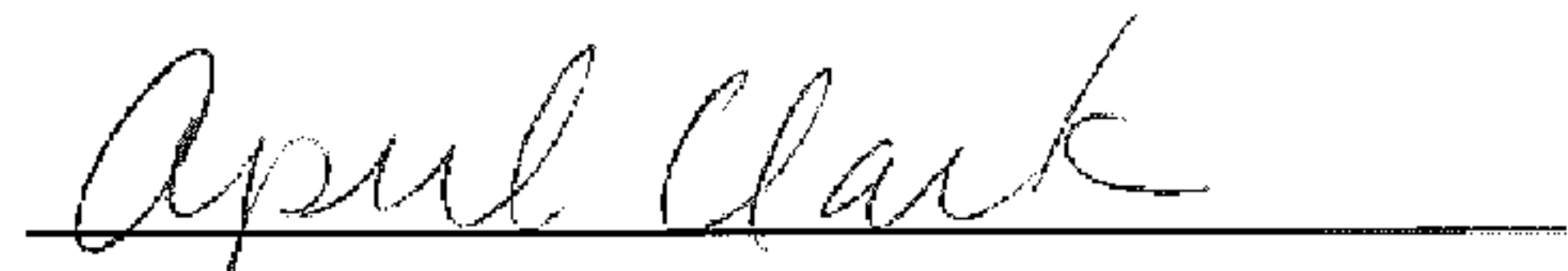
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of January, 2023.


Katie Joe Cox
By John B. Cox, Attorney in Fact

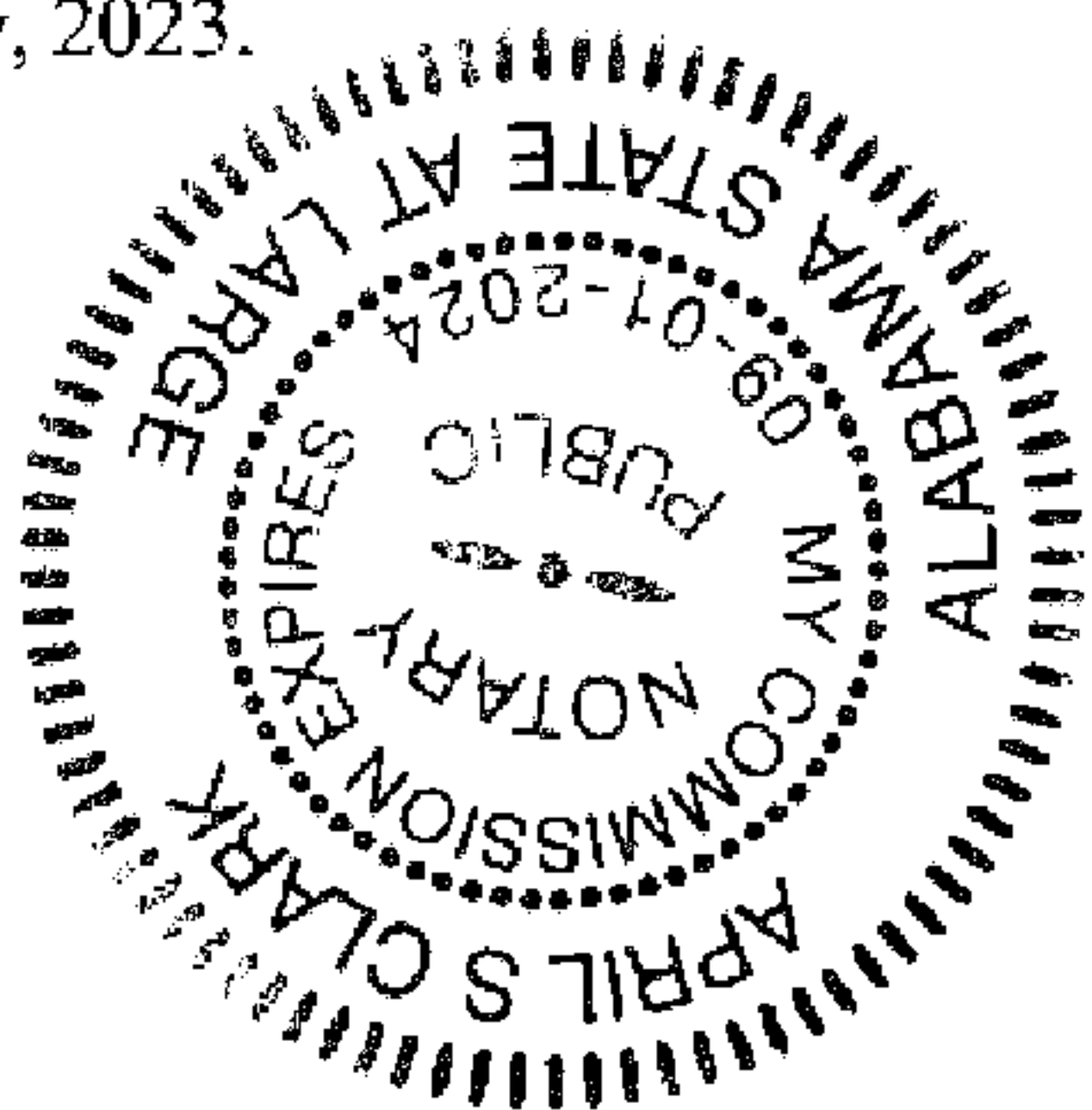
State of Alabama
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that John B Cox as Attorney In Fact, Katie Joe Cox, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2023.


Notary Public, State of Alabama

My Commission Expires: 9-1-2024





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2023 01:07:16 PM
\$26.00 JOANN
20230201000027120

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Katie Joe Cox
Mailing Address 3870 ROSS PARK DR
HOOPER AL
35226

Grantee's Name Main Street Fitness, LLC
Mailing Address 1073 Mennon Dr
Calera, AL
35040

Property Address Hwy 31
Calera, AL
35040

Date of Sale 1-31-23
Total Purchase Price \$ _____

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 to correct Inst No 20230111000009510

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 (r).

Date 1-31-23

Print

Mike T. Atchison

Unattested

Sign

Mike T. Atchison