

20230314000069520
03/14/2023 09:14:02 AM
CORDEED 1/3

20230220000044290
02/20/2023 08:03:53 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Vance Baronowski and Kiran Kim
Baronowski
5200 Timberline Cove
Birmingham, Alabama 35244

This deed is being re-recorded to correct the chain of title

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

CORRECTIVE

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Three Hundred Seventy Five Thousand dollars & no cents (\$375,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Gene A. Buckelew and Anita T. Buckelew, husband and wife

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Vance Baronowski and Kiran Kim

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 16, ACCORDING TO THE MAP AND SURVEY OF SHADOW BROOK, AS RECORDED IN MAP BOOK 6, PAGE 102 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 6, Page 102 A & B.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20031113000751160, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the

WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

CBT File #2301043

surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), February 17, 2023.

Gene A. Buckelew by Michelle B. Treace
as Attorney-in-Fact (Seal)
Gene A. Buckelew by Michelle B. Treace, as Attorney-in-Fact
Anita T. Buckelew by Michelle B. Treace
as Attorney-in-Fact (Seal)
Anita T. Buckelew by Michelle B. Treace, as Attorney-in-Fact

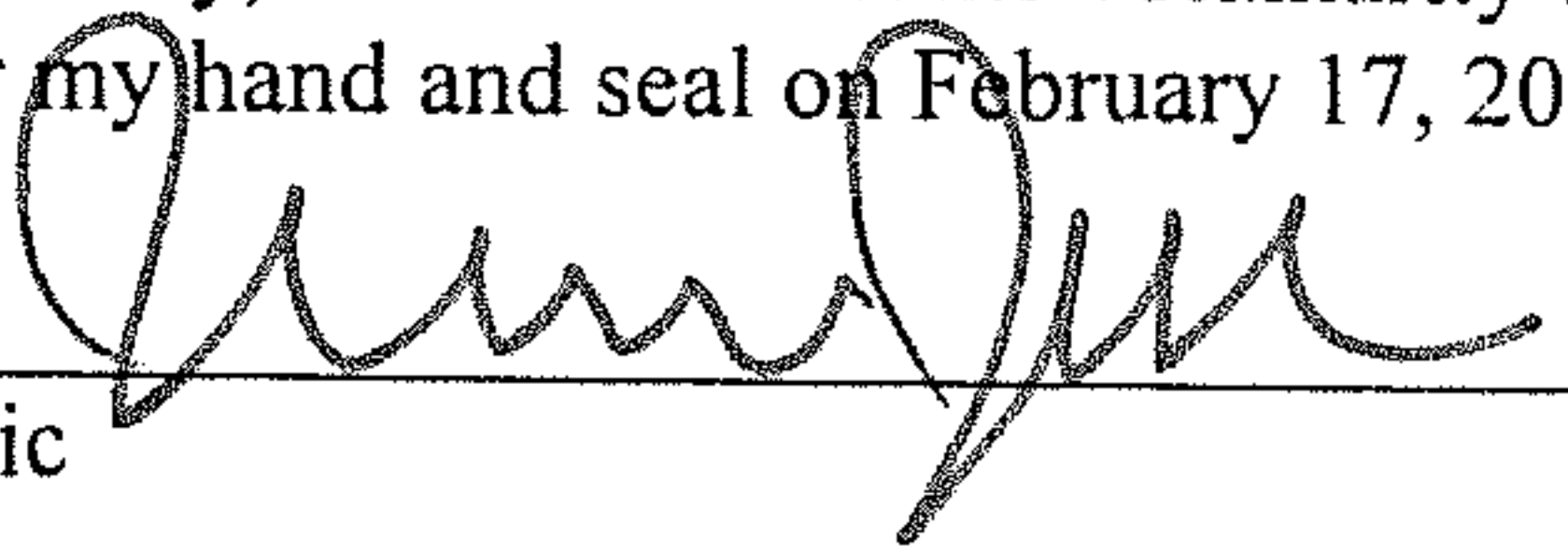
STATE OF ALABAMA

General Acknowledgement

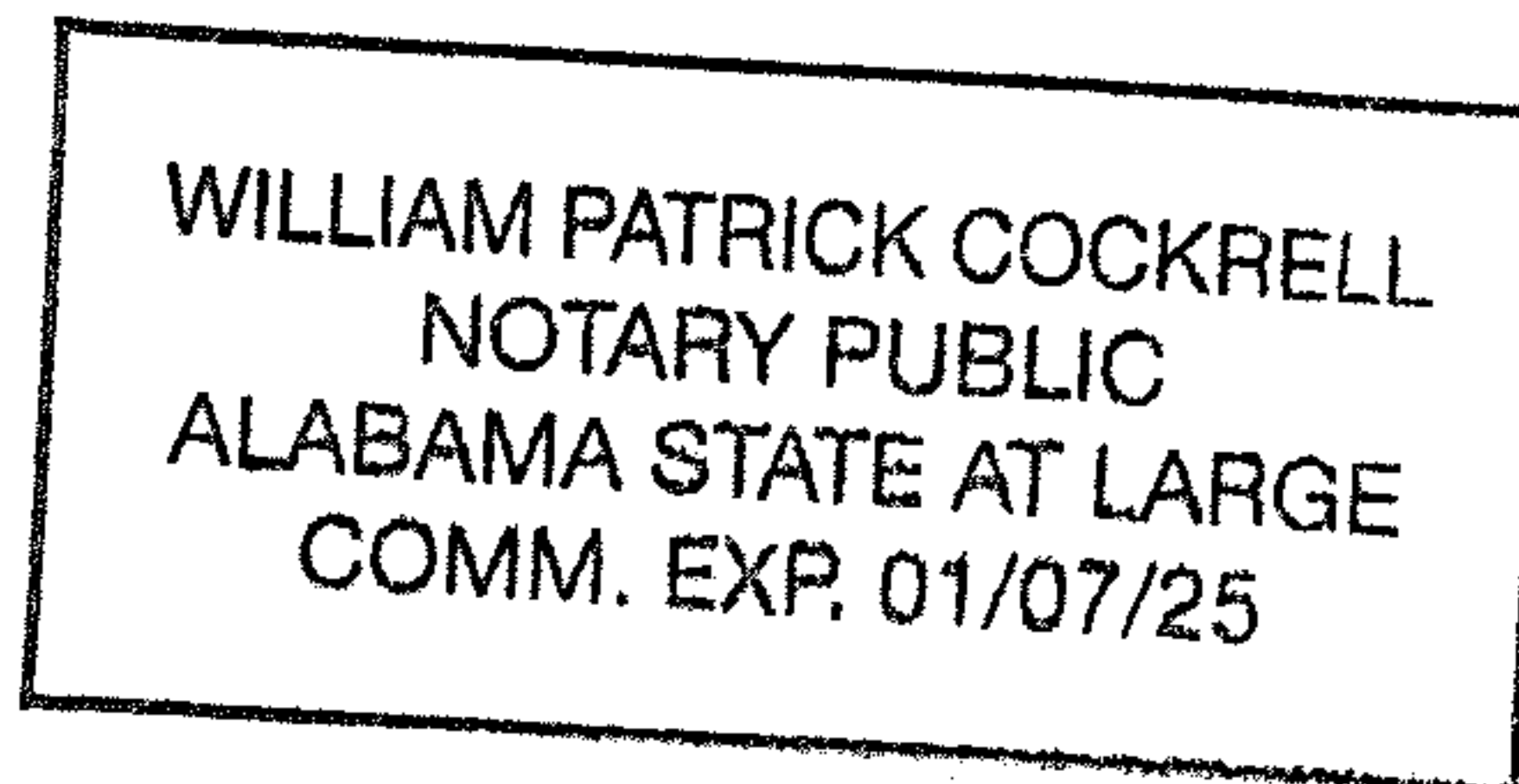
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Michelle B. Treace, whose name as Attorney in Fact for Gene A. Buckelew and Anita T. Buckelew, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on February 17, 2023.


Notary Public

My commission expires: _____



WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

CBT File #2301043

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

Grantor's Name Gene A. Buckelew, and Anita T. Buckelew

Grantee's Name Vance Baronowski and Kiran Kim

Mailing Address 4105 Kesteven Dr Bham
Birmingham, Alabama 35242Mailing Address 5200 Timberline Cove
Birmingham, Alabama 35244Property Address 5200 Timberline Cove,
Birmingham, Alabama 35244Date of Sale 02/17/2023Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2023 09:14:02 AM
\$29.00 JOANN
20230314000069520Total Purchase Price \$375,000.00

or

Actual Value _____

or

Assessor's Market Value _____

The purchase price or actual value claimed Alvin S. Byrd 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 of 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 2-17-2023Print Vance BaronowskiUnattested
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one