

STATE OF ALABAMA       ):  
SHELBY COUNTY         )

Send tax notices to:  
The Commercial Development Authority of the  
City of Alabaster, Alabama  
1953 Municipal Way  
Alabaster, Alabama 35007

**CORRECTIVE STATUTORY WARRANTY DEED**

*This Corrective Statutory Warranty Deed is intended to correct the legal description on that certain Statutory Warranty Deed from West Gate Ltd Partnership to the Commercial Development Authority of the City of Alabaster, recorded January 5, 2023 as Instrument Number 20230105000003920 in the Probate Office of Shelby County, Alabama*

This Corrective Statutory Warranty Deed is made and entered into this the \_\_\_\_ day of January, 2023 to correct the legal description of that certain Statutory Warranty Deed from West Gate Ltd Partnership (Grantor) to the Commercial Development Authority of the City of Alabaster (Grantee), recorded January 5, 2023 as Instrument Number 20230105000003920 in the Probate Office of Shelby County, Alabama (the Original Deed).

Whereas, the previously recited deed contained the legal description as set forth in Exhibit A, the same is hereby deleted, and the legal description as set forth in Exhibit B is hereby set out.

Whereas, Grantor and Grantee desire to correct the property description contained in the Original Deed and substitute in its place the correct property description;

NOW therefore, in consideration of these premises and ten dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree that the Original Deed shall be corrected as follows:

1. By deleting the legal description shown on Exhibit A hereto.
2. By substituting in place thereof the legal description on Exhibit B hereto.
3. Except as expressly set forth in 1 and 2 above, the Original Deed shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Parties have caused this Corrective Statutory Warranty Deed to be executed by their duly authorized representative on the dates indicated in their acknowledgment set forth below with the intent that it be effective January 5, 2023.

**GRANTORS:**

**Westgate Ltd Partnership**  
By: D & K Conner, LLC  
Its: General Partner

By: Denise Conner  
Denise Conner  
Sole Member

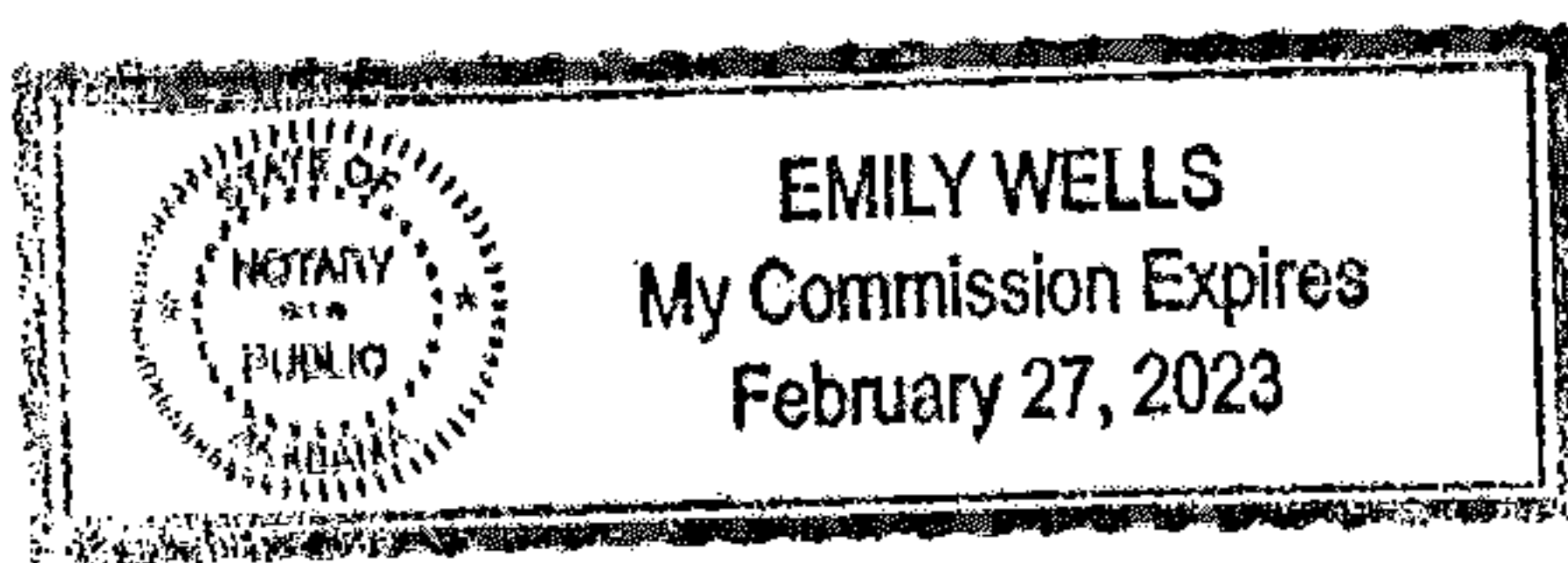
STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Denise Connor, whose name as sole member of D & K Conner, LLC, General Partner of West Gate Ltd Partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of January, 2023.

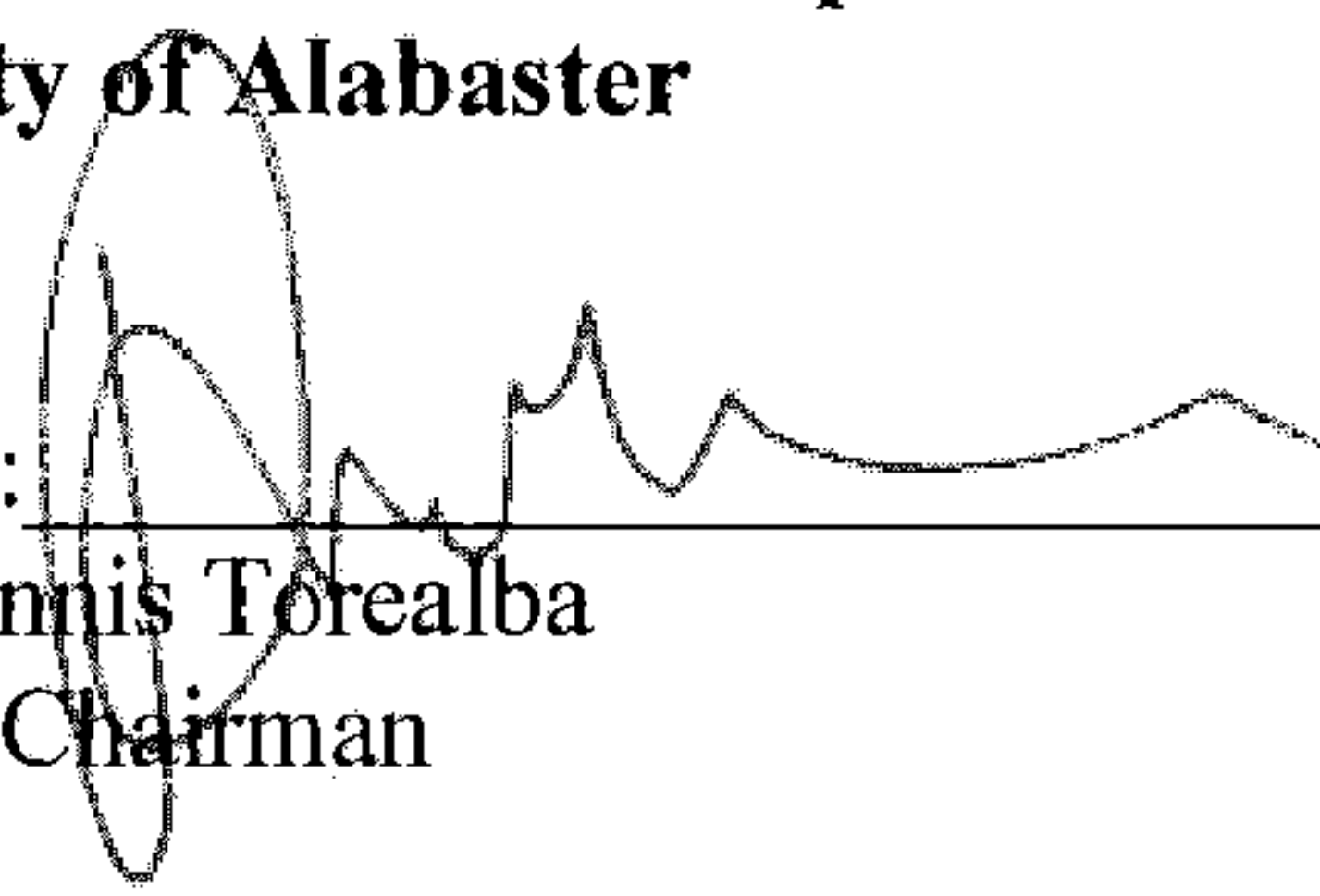
Emily C. Wells  
Notary Public

AFFIX SEAL  
My commission expires: 2-27-2023



**GRANTEES:**

**Commercial Development Authority of the  
City of Alabaster**

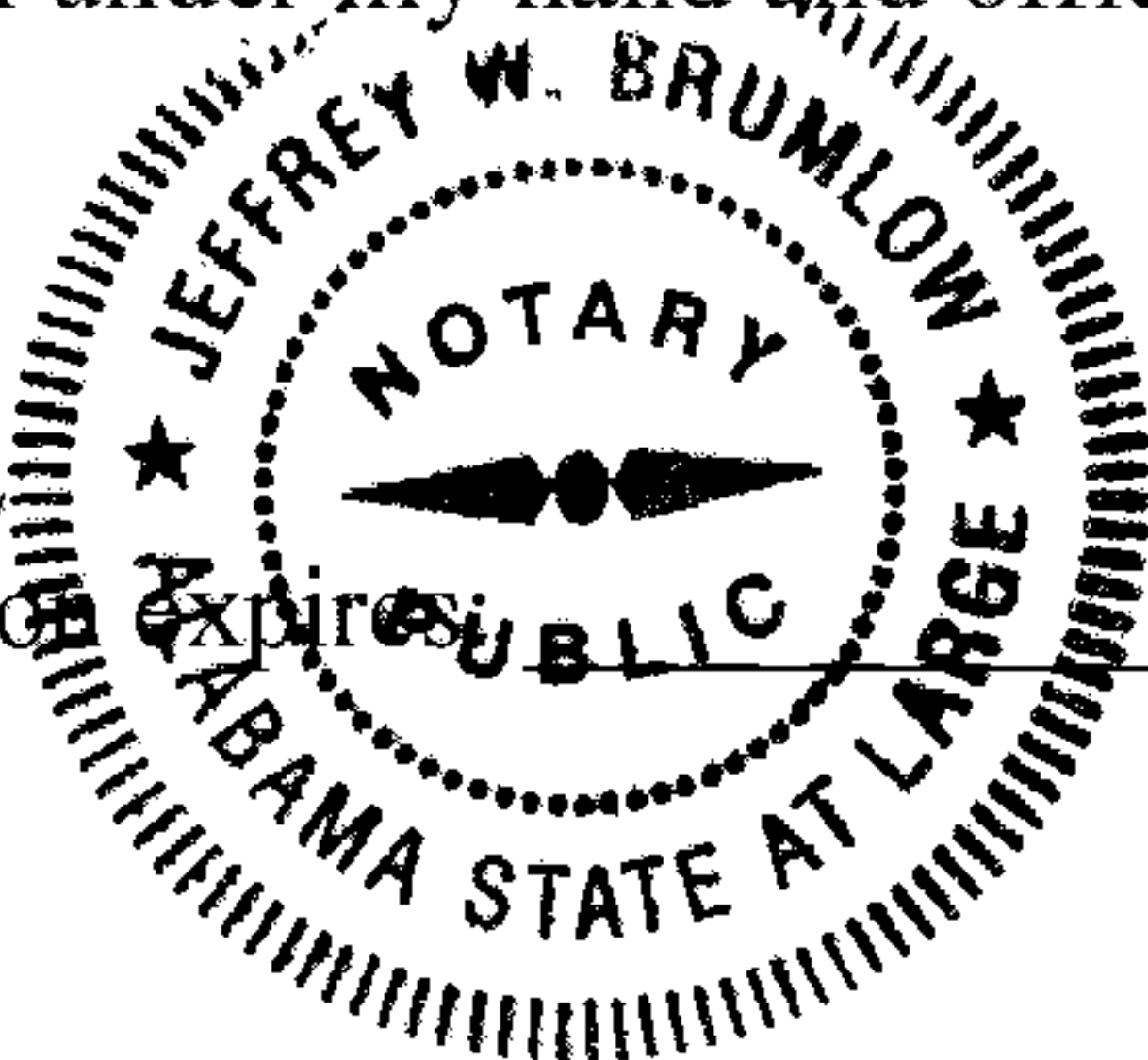
By:   
Dennis Torealba  
Its Chairman

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Dennis Torealba, whose name as Chairman of the Commercial Development Authority of the City of Alabaster, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of January, 2023.

AFFIX SEAL  
My commission expires



  
Notary Public

JEFFREY W BRUMLOW  
Notary Public, Alabama State at Large  
My Commission Expires Dec. 1, 2026

This Instrument Prepared By:

Jeffrey W. Brumlow, Esq. 137 Main Street, Ste 202, Trussville, AL 35173 (205) 833-1303

**EXHIBIT A**

**Original Description of the Property**

A tract of land being in the North Half of the Northeast Quarter of Section 26, Township 21 South, Range 3 West, situated in Shelby County, Alabama, more particularly described by bearings as follows:

Commence at the Northeast corner of Section 26, Township 21, Range 3 West, Shelby County, Alabama; thence South 86 degrees 41 minutes 56 seconds West, a distance of 2454.63 feet to Northwest corner of Lot 1, Silver Creek, Sector 1, as recorded in Map Book 26, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 20 degrees 41 minutes 29 seconds East, a distance of 202.55 feet along the West line of Lot 1 to the Northwest corner of Lot 15 as recorded therein at the point of beginning; thence South 20 degrees 41 minutes 29 seconds East, a distance of 141.16 feet along said West line; thence South 80 degrees 26 minutes 32 seconds West a distance of 20.27 feet; thence South 20 degrees 49 minutes 53 seconds East a distance of 343.71 feet; thence North 86 degrees 33 minutes 31. seconds East a distance of 20.96 feet; thence South 20 degrees 49 minutes 53 seconds East a distance of 898.73 feet; thence North 89 degrees 28 minutes 33 seconds West a distance of 446.70 feet to the East right of way line of Alabama Highway No. 119; thence North 15 degrees 23 minutes 33 seconds West a distance of 521.26 feet along said right of way; thence South 74 degrees 36 minutes 27 seconds West a distance of 20.00 feet along said right of way; thence North 15 degrees 21 minutes 53 seconds West a distance of 821.60 feet along said right of way to the South right of way line of Silver Creek Parkway; thence North 76 degrees 38 minutes 07 seconds East a distance of 50.06 feet along said South right of way line to the PC of a curve to the right, concave Southerly with a radius of 220.00 feet, a chord bearing of South 81 degrees 39 minutes 58 seconds West and a chord length of 38.59 feet along said right of way; thence run along the arc of said curve 38.64 feet along said right of way; thence North 86 degrees 41 minutes 55 seconds East a distance of 88.66 feet along said right of way line to the PC of a curve to the right, concave Southerly with a radius of 220.00 feet, a chord bearing of South 84 degrees 40 minutes 23 seconds East and a chord length of 66.01 feet; thence run 66.26 feet along the arc of said right of way; thence run South 76 degrees 02 minutes 45 seconds East a distance of 25.26 feet along said right of way line to the PC of a curve to the right, concave Northerly with a radius of 280.00 feet, a chord bearing of South 82 degrees 38 minutes 05 seconds East and a chord length of 64.261 feet along said right of way; thence run along the arc of said curve 64.40 feet along said right of way to the point of beginning.



**EXHIBIT B**

**CORRECT DESCRIPTION OF THE PROPERTY**

A tract of land being in the North Half of the Northeast Quarter of Section 26, Township 21 South, Range 3 West, situated in Shelby County, Alabama, more particularly described by bearings as follows:

Commence at the Northeast corner of Section 26, Township 21, Range 3 West, Shelby County, Alabama; thence South 86 degrees 41 minutes 56 seconds West, a distance of 2454.63 feet to Northwest corner of Lot 1, Silver Creek, Sector I, as recorded in Map Book 26, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 20 degrees 41 minutes 29 seconds East, a distance of 202.55 feet along the West line of Lot 1 to the Northwest corner of Lot 15 as recorded therein at the point of beginning; thence South 20 degrees 41 minutes 29 seconds East, a distance of 141.16 feet along said West line; thence South 80 degrees 26 minutes 32 seconds West a distance of 20.27 feet; thence South 20 degrees 49 minutes 53 seconds East a distance of 343.71 feet; thence North 86 degrees 33 minutes 31 seconds East a distance of 20.96 feet; thence South 20 degrees 49 minutes 53 seconds East a distance of 898.73 feet; thence North 89 degrees 28 minutes 33 seconds West a distance of 446.70 feet to the East right of way line of Alabama Highway No. 119; thence North 15 degrees 23 minutes 33 seconds West a distance of 521.26 feet along said right of way; thence South 74 degrees 36 minutes 27 seconds West a distance of 20.00 feet along said right of way; thence North 15 degrees 21 minutes 53 seconds West a distance of 821.60 feet along said right of way to the South right of way line of Silver Creek Parkway; thence North 76 degrees 38 minutes 07 seconds East a distance of 50.06 feet along said South right of way line to the PC of a curve to the right, concave Southerly with a radius of 220.00 feet, a chord bearing of South 81 degrees 39 minutes 58 seconds West and a chord length of 38.59 feet along said right of way; thence run along the arc of said curve 38.64 feet along said right of way; thence North 86 degrees 41 minutes 55 seconds East a distance of 88.66 feet along said right of way line to the PC of a curve to the right, concave Southerly with a radius of 220.00 feet, a chord bearing of South 84 degrees 40 minutes 23 seconds East and a chord length of 66.01 feet; thence run 66.26 feet along the arc of said right of way; thence run South 76 degrees 02 minutes 45 seconds East a distance of 25.26 feet along said right of way line to the PC of a curve to the right, concave Northerly with a radius of 280.00 feet, a chord bearing of South 82 degrees 38 minutes 05 seconds East and a chord length of 64.261 feet along said right of way; thence run along the arc of said curve 64.40 feet along said right of way to the point of beginning.

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

Grantor's Name West Gate Ltd Partnership  
 Mailing Address 2250 Highland Ave. S., Ste 61  
Birmingham, AL 35205

Grantee's Name Commercial Development Auth.  
 Mailing Address of the City of Alabaster  
1953 Municipal Way  
Alabaster, AL 35007

Property Address N/A

Date of Sale 1/20/23

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/21/2023 10:13:32 AM  
 \$38.00 JOANN  
 20230321000077130

Total Purchase Price \$ 10.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 435,000.00



*Allen S. Bayl*

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 ☐ Appraisal  
☐ Sales Contract ☒ Other correcting a legal description  
☐ Closing Statement

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 3/20/2023

Print Jeffrey W. Brumlow

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1