

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Larry A. Lewis and Dianna S. Lewis
4338 Highway 69
Chelsea, AL 35043



20230302000057800 1/3 \$72.00
Shelby Cnty Judge of Probate, AL
03/02/2023 01:13:59 PM FILED/CERT

STATE OF ALABAMA)

CORRECTIVE
JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seven Hundred Seventy Thousand and 00/100 (\$770,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Kevin B. Laws and Jessica Laws*** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Larry A. Lewis and Dianna S. Lewis**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

*husband and wife

Lot 17, according to the Survey of Chelsea Farms Sector 3, as recorded in Map Book 48, Page 100, in the Probate Office of Shelby County, Alabama.

Together with and subject to the following easement: A 50 foot wide ingress/egress & utilities easement situated in the SW¼ of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Begin at the East corner of Lot 16, Chelsea Farms Sector 3, as recorded in the Probate Office of Shelby County, Alabama in Map Book 48, Page 100, said point also being the North corner of Lot 17 of said Chelsea Farms Sector 3 and on the Southwesterly right of way of Shelby County Highway #69 (80' ROW); thence along the Southwesterly right of way of Shelby County Highway #69 (80'ROW) with a curve turning to the left with an arc length of 29.94', with a radius of 5,290.00', with a chord bearing of South 58 degrees 15 minutes 27 seconds East, with a chord length of 29.94 feet; thence leaving said right of way, South 65 degrees 08 minutes 17 seconds West a distance of 216.48 feet; thence North 24 degrees 51 minutes 43 seconds West a distance of 25.00 feet to a point on the common line between said Lot 16 and Lot 17; thence continue North 24 degrees 51 minutes 43 seconds West a distance of 25.00 feet; thence North 65 degrees 08 minutes 17 seconds East a distance of 183.72 feet to a point on the Southwesterly right of way of Shelby County Highway #69 (80' ROW); thence along the Southwesterly right of way of Shelby County Highway #69 (80' ROW) with a curve turning to the left with an arc length of 29.83', with a radius of 5,290.00', with a chord bearing of South 57 degrees 56 minutes 02 seconds East, with a chord length of 29.83 feet to the Point of Beginning.

Subject To:

Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$726,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. This deed is being re-recorded to add the marital status of the grantors to read "husband and wife".

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.



20230321000077230 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/21/2023 10:51:10 AM FILED/CERT

Shelby County, AL 03/02/2023
State of Alabama
Deed Tax:\$44.00

File # 0223020



20230321000077230 2/3 \$29.00
 Shelby Cnty Judge of Probate, AL
 03/21/2023 10:51:10 AM FILED/CERT



20230302000057800 2/3 \$72.00
 Shelby Cnty Judge of Probate, AL
 03/02/2023 01:13:59 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **28th** day of **February, 2023**.

Kevin B. Laws

Kevin B. Laws

Jessica Laws

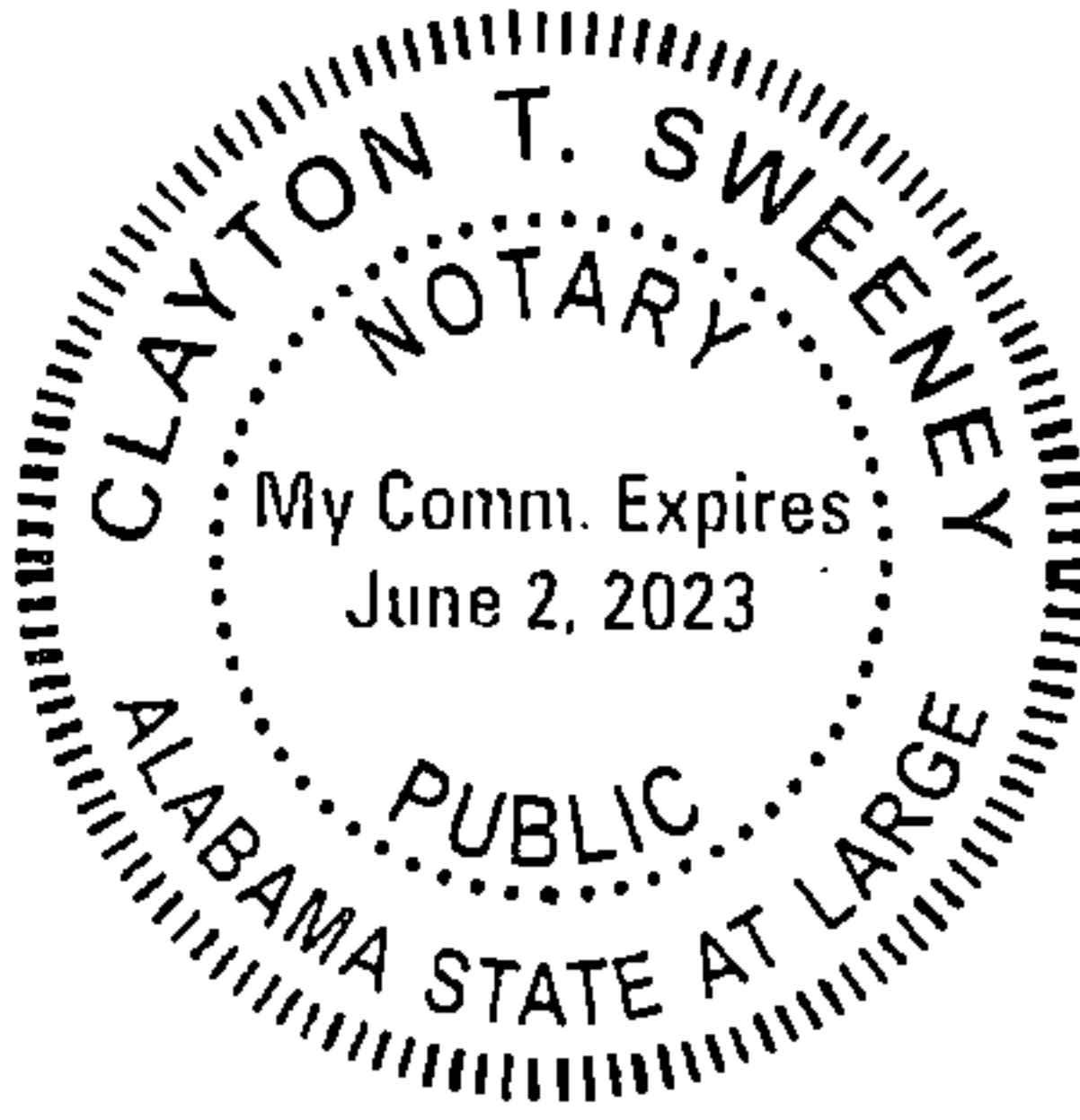
Jessica Laws

STATE OF ALABAMA)
)
 COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kevin B. Laws and Jessica Laws**, whose names 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 Instrument their executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **28th** day of **February, 2023**.

NOTARY PUBLIC
 My Commission Expires: 06-02-2023



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Sec

Barcode: 20230302000057800 3/3 \$72.00
Shelby Cnty Judge of Probate, AL
03/02/2023 01:13:59 PM FILED/CERT

Grantor's Name Kevin B. Laws and Jessica Laws

Grantee's Name Larry A. Lewis and Dianna S. Lewis

Mailing Address 1234 Chelsea Park Trail Chelsea, AL 35043

Mailing Address 4338 Highway 69 Chelsea, AL 35043

Property Address 4338 Highway 69 Chelsea, AL 35043

Date of Sale February 28, 2023



20230321000077230 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/21/2023 10:51:10 AM FILED/CERT

Total Purchase Price \$ 770,000.00

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/ Assessor's Appraised Value
Other - property tax redemption

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 Kevin B. Laws and Jessica Laws

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Handwritten signatures of Kevin B. Laws and Jessica Laws