

Corrective Action
QUIT CLAIM DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

**Grantee's Mailing Address/
Send Tax Notice To:**
Conner Milam Rohm
Janie Osborn
1024 Royal Mile
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 Dollars (\$10.00), and the purpose of clearing title, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Conner Milam Rohm, a married person,
(herein referred to as "Grantor") does grant, bargain, sell and convey unto

Conner Milam Rohm and Janie Osborn
(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 733, according to the Survey of Greystone Legacy, 7th Sector as recorded in Map Book 30, Pages 43 A, B and C, in the Probate Office of SHELBY County, ALABAMA.

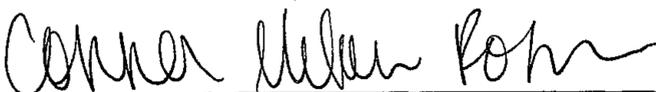
The purpose of this instrument is to void, cancel and undo that certain recorded Quit Claim Deed recorded in Instrument # 20230329000087280 and to therefore reinstate the ownership prior to the recording of that Quit Claim Deed, as it was originally vested in that certain Warranty Deed recorded in Instrument #20230215000040010.

Said property is not the homestead of the Grantor, nor the Grantor's spouse.
Title not examined by Preparer.
Note to recording clerk: the tax assessed value is \$705,500.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, 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 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.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal this 10th day of April, 2023.



Conner Milam Rohm

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that **Conner Milam Rohm**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10th day of April, 2023.

My Commission Expires:



Notary Public



Grantor's Address: 4908 15th St Rd W, Hueytown, AL 35023
Property Address: 1024 Royal Mile, Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2023 11:51:29 AM
\$24.00 JOANN
20230410000100040

