

STATE OF ALABAMA)
SHELBY COUNTY)

CORRECTIVE DEED

Tax Notice to:
Donald Brantley
21 Goggins Rd.
Montevallo, AL 35115

This deed is given to correct an error in the legal description of a certain deed dated September 6, 2020, and recorded on March 29, 2023, under instrument number ~~20030329000087~~ in the office of the Probate Judge of Shelby County. The corrected deed reads as follows:
20230329000087240

This deed executed on the 8th day of May, 2023 by the grantor, Carolyn Brantley to the grantee DonaldErin Brantley. WITNESSETH, that the daid grantor grants, bargain and sells, and conveys KNOW ALL MEN BY THESES PRESENTS, that in consideration of **Ten and no/100 Dollars (\$10.00)** paid in hand by **Donald Brantley**, a married man (herein referred to as GRANTEE) the receipt whereof is acknowledged by, **Carolyn Brantley**, a widow woman (herein referred to as GRANTOR), do grant, bargain, sell and convey unto the GRANTEE the following described real estate, situated in **Shelby County, Alabama**, to wit:

A parcel of land lying in the SE 1/4 of the SW 1/4 section 8, township 21 south, range 3 west , Shelby County. Alabama being more particularly described as follows:

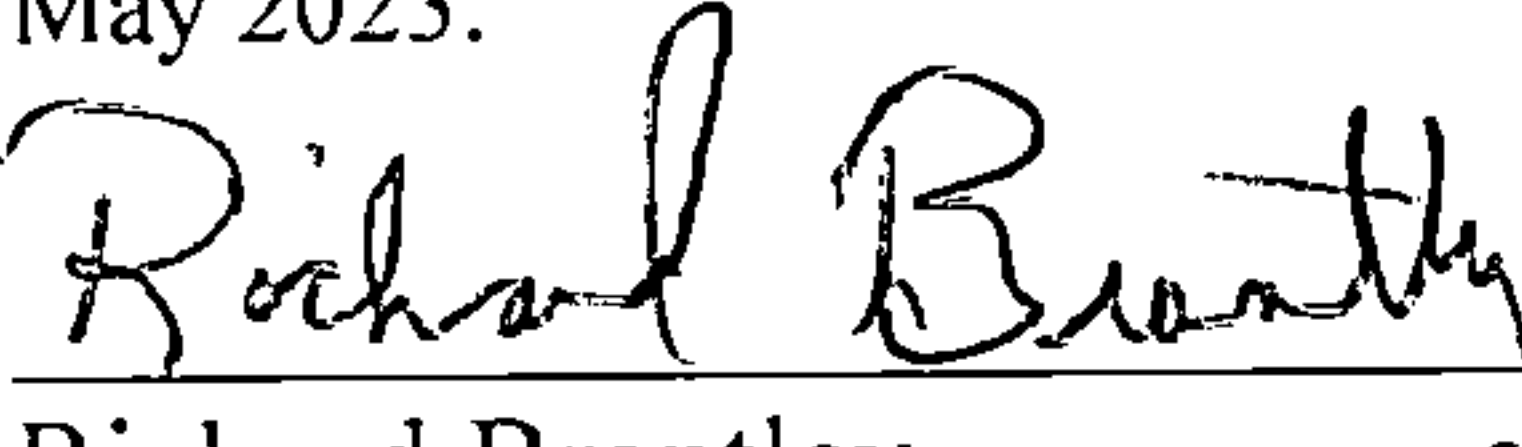
Commence at the NE corner of the said quarter-quarter, said point being A found 3" capped pipe, thence run N 88, 46'26" W for a distance 244.14 feet to the pint of beginning, said point being a set 5/8" rebar capped clinkscales; thence rn S oo 40'56"W for a distance of 718.45 feet to a set 5/8" rebar capped clinkscales on the northern right of way line of Shelby County Highway No 270: thence run N 75"06'02" W along said right of way for a distance of 136,94 feet to a found 1" crimp; thence continue along said right of way and run N 80'02'47" W for a distance of 353.82 feet to a found 1/2" rebar; thence run N 00'40'56" E leaving said right of way for a distance of 632.39 feet to a found 1/2" rebar: thence run N 88'46'26 W for distance a 481.96 feet to the point of beginning . Said parcel being 7.42 acres more or less.


Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs or her successors and assigns, forever.

And I do, my heirs, executors and administrators, covenant with said GRANTEE, her heirs and assigns or successors and assigns, that I am lawfully seized fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Richard Brantley as Power of Attorney for Carolyn Brantley hereunto set his hand and seal this the 8th day of May 2023.


Richard Brantley

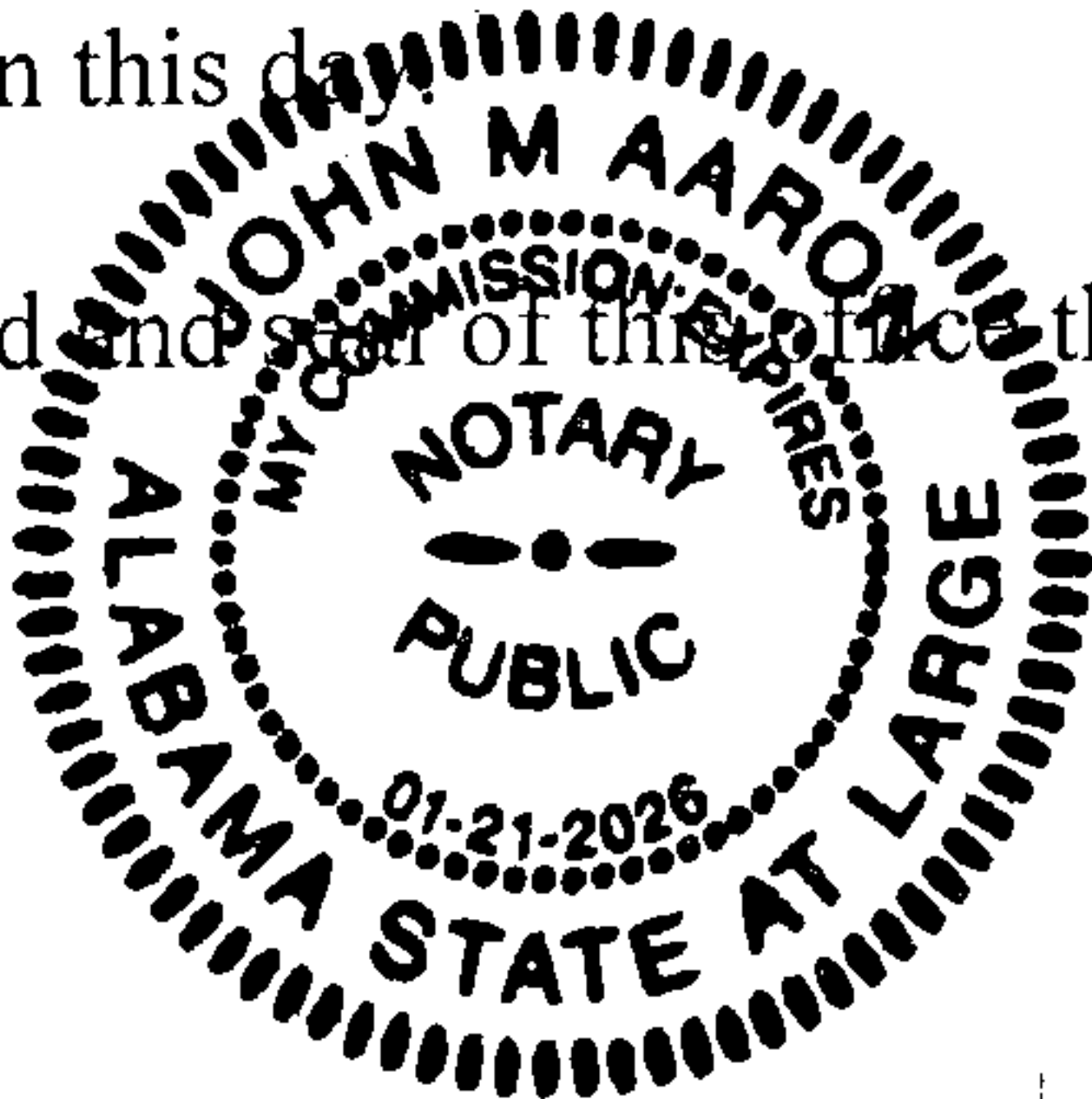

20230516000144970 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
05/16/2023 09:57:03 AM FILED/CERT

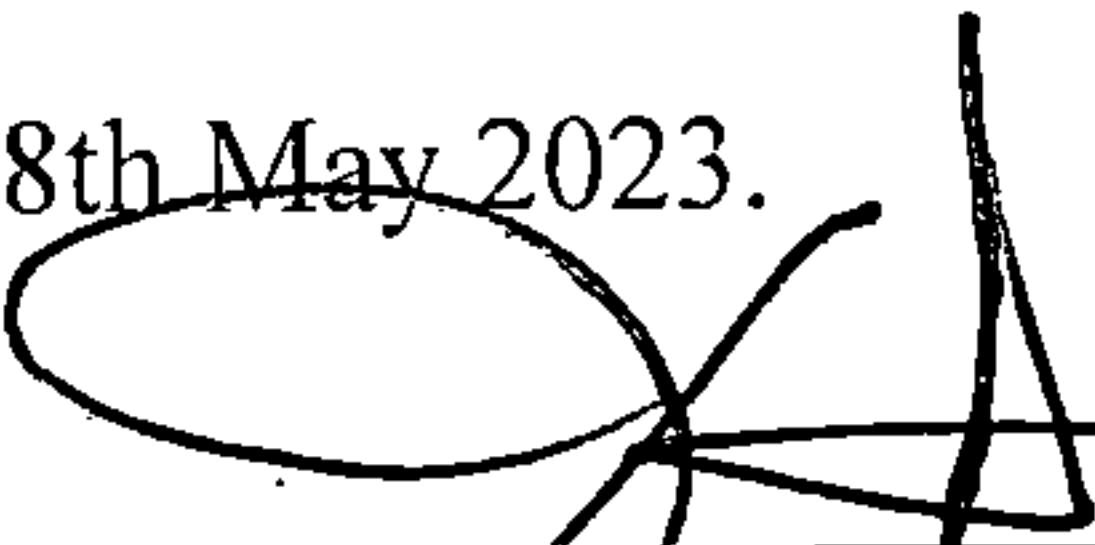
STATE OF ALABAMA)
SHELBY COUNTY)

On this the 8th day of May 2023, before me, the undersigned, a Notary Public in and for said County and State, hereby certify that **Richard Brantley** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, both did execute the foregoing instrument voluntarily on this day.

Given under my hand and seal of this office this the 8th May 2023.

Document Prepared By:
John Aaron
131 First Street South
Alabaster, AL 35007
(205) 685-8383




Notary Public
My commission expires: 01/21/2026

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Carolynn Brantley
11463 Vance
Blackton Rd
Vance AL 35980

Grantee's Name
Mailing Address

Donald Brantley
21 Goggins Rd.
Montevallo AL 35115

Property Address

660 Hwy 270
Maxwell, AL
35114

Date of Sale

Sept. 6 2020

Total Purchase Price \$

80,304

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 *Tax Assessment*

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 *05/16/23*

Unattested

(verified by)

Print

John Aaron

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20230516000144970 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
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