Prepared by: Send Tax Notice to:

Cynthia A. Martin

1780 Gadsden Highway

Birmingham, AL 35235

File No.: 2023-6806

Denson Michael Dean and Jaime Preston Dean
6130 English Village Lane
Birmingham, AL 35242

CORRECTIVE CORPORATION WARRANTY DEED Joint Tenancy With Right of Survivorship

State of AL County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIX HUNDRED THOUSAND FIVE HUNDRED NINETY SEVEN AND 00/100 DOLLARS (\$600,597.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Clayton Properties Group, Inc., a TN corporation (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Denson Michael Dean and Jaime Preston Dean, husband and wife, (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 627A, according to the Lot 627 Resurvey of the Village at Highland Lakes, Phase 4, 6th Sector, an Eddleman Community, as recorded in Map Book 57, Page 69, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$255,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This is a deed of correction given to correct the legal description of the property on the warranty deed dated May 26, 2023 and recorded on May 30, 2023, in Instrument No. 20230530000161350, 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors or assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or the Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formation and deposits) under or upon the Property or any Property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

Clayton Properties Group, Inc., a Tennessee Corporation By: Ashley Miller, Assistant Secretary

State of Alabama County of Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ashley Miller, whose name as Assistant Secretary of Clayton Properties Group, Inc. whose name 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 the foregoing instrument, she, in her capacity as such officer and with full authority, executed the same voluntarily for and as the act of the said corporation, on the day the same bears date.

Given under my hand and Official seal this 5 day of 300e, 2023.

COMPASSION STATES My Commission Expires: May 27, 2021

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

Grantor's Name	Clayton Properties Group, Inc.	Grantee's Name	Denson Michael Dean and Jaime
Mailing Address	3111 Timberlake Drive		Preston Dean
_	Vestavia Hills, AL 35243	Mailing Address	106 Amanda Place
			Pelham, AL 35124
Property Address	6130 English Village Lane		
	Birmingham, AL 35242	Date of Sale	May 26, 2023
		Total Purchase Price	\$600.597.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market V	alue <u>\$</u>
The purchase price (Recordation of details)	e or actual value claimed on this form can be verified ocumentary evidence is not required)	ed in the following docu	mentary evidence: (check one)
Bill of Sale	Appraisal		
X Sales Contract			Other:
Closing Sta	•		
	document presented for recordation contains all of	the required information	n referenced above, the filing of this form
is not required.	document production for recording to the second sec		
	Instruct	ions	
Grantor's name ar mailing address.	nd mailing address - provide the name of the person	or persons conveying in	nterest to property and their current
Grantee's name as	nd mailing address - provide the name of the person	or persons to whom int	erest to property is being conveyed.
Property address property was con-	- the physical address of the property being conveye veyed.	d, if available. Date of	Sale - the date on which interest to the

Total purchase price - the total amount paid for the purchase of the property, both real and personal, heing 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 <u>Code of Alabama 1975</u> § 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 <u>Code of Alabama</u> 1975 § 40-22-1 (h).

Seller Name: Clayton Properties Group, Inc.

Clayton Properties Group, Inc., a Tennessee Corporation, By: Ashley Miller, Assistant Secretary



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 06/09/2023 09:15:49 AM **\$32.00 JOANN**

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