

Grantor: Mary A. Reed 1413 Greystone Parc Lane Birmingham, AL 35242	Property Address: 2213 Cahaba Valley Drive Birmingham, AL 35242
Grantee: Donald R. and Mary A. Reed Revocable Trust dated March 7, 2016 1413 Greystone Parc Lane Birmingham, AL 35242	Date of Sale: March 7, 2016 Total Assessed Value: \$474,200.00 Verification: See below deed

THIS IS A CORRECTIVE STATUTORY WARRANTY DEED GIVEN FOR THE PURPOSE OF REFLECTING THE MARITAL STATUS OF THE GRANTOR, THE TRUSTEE'S NAME(S) AND DATE OF TRUST IN THE GRANTING CLAUSE IN THAT CERTAIN DEED RECORDED IN INSTRUMENT NO. 20160321000089710 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
DOMINICK FELD HYDE, P.C.
1130 22nd Street South, Ridge Park, Ste 4000
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Donald R. and Mary A. Reed Revocable Trust
1413 Greystone Parc Lane
Birmingham, AL 35242

CORRECTIVE STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration in hand paid to Mary A. Reed, a married woman ("Grantor") by Donald R. Reed and Mary A. Reed, Trustees of the Donald R. and Mary A. Reed Revocable Trust dated March 7, 2016 ("Grantee"), the receipt of which is acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Cahaba Valley Office Park, as recorded in Map Book 10, page 80, in the Probate Office of Shelby County, Alabama.

Together with an undivided 1/14th interest in the Common Area as described and defined in Restrictive Covenants recorded in Book 114, page 865, in said Probate Office.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever, subject, however, to the following:

1. Current ad valorem taxes.
2. Restrictions or covenants recorded in Real 114, page 865, in said Probate Office but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Rights-of-way granted to Alabama Power Company by instrument recorded in Volume 109, page 498; Deed Book 126, page 179; Deed Book 127, page 336; and Deed Book 134, page 549; and Real 120, page 533, in said Probate Office.
4. Easement and right of way to Water Works Board of the City of Birmingham recorded in Real 130, page 839, in said Probate Office.
5. Easements and building lines as shown on recorded map.
6. Restrictions, easements, reservations, right-of-way, and covenants of record.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

SEE ATTACHED SIGNATURE PAGE

IN WITNESS WHEREOF, this instrument has been executed by Mary A. Reed on the
21 day of June, 2023.

Mary A. Reed
Mary A. Reed

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary A. Reed, 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 said document, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of June, 2023.

M. A. Reed
Notary Public
My Commission Expires: 5-23-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/26/2023 11:16:36 AM
\$30.00 JOANN
20230626000188530

Allie S. Boyd