

This Instrument Prepared By:  
Brad Ward  
1077 Crawford Court  
Chelsea, AL 35043

## Corrective Quit Claim Deed

This deed is given to correct that certain Quit Claim Deed recorded at Instrument Number 20230605000168800 which omitted the marital status of the grantor and homestead verbiage.

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That for and in consideration of the sum of One Dollar (\$1.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged,

**Ann Davis, a married woman,**  
hereby remises, releases, quitclaims, grants, sells, and conveys to

**Brad Ward,**  
all his/her/their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

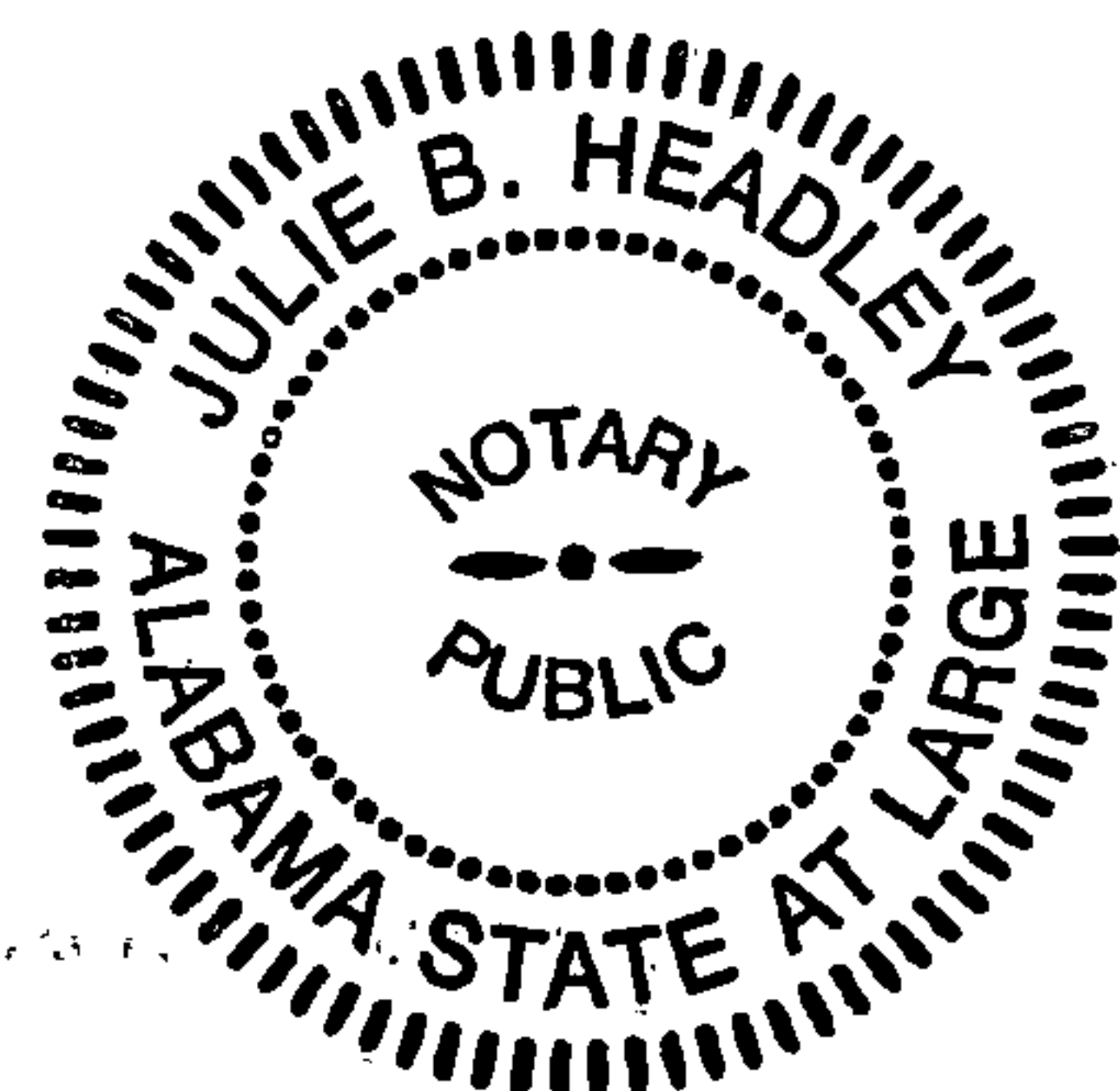
**See Attached Exhibit "A" Legal Description**

**The subject property is neither the homestead of the grantor, nor that of her spouse.**

To have and to hold unto the said Grantee(s) forever.

Given under my (our) hand(s) and my (our) seal this 6<sup>th</sup> day of June, 2023.

*Ann Davis* (Seal)  
Ann Davis





20230703000197360 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
07/03/2023 11:35:37 AM FILED/CERT

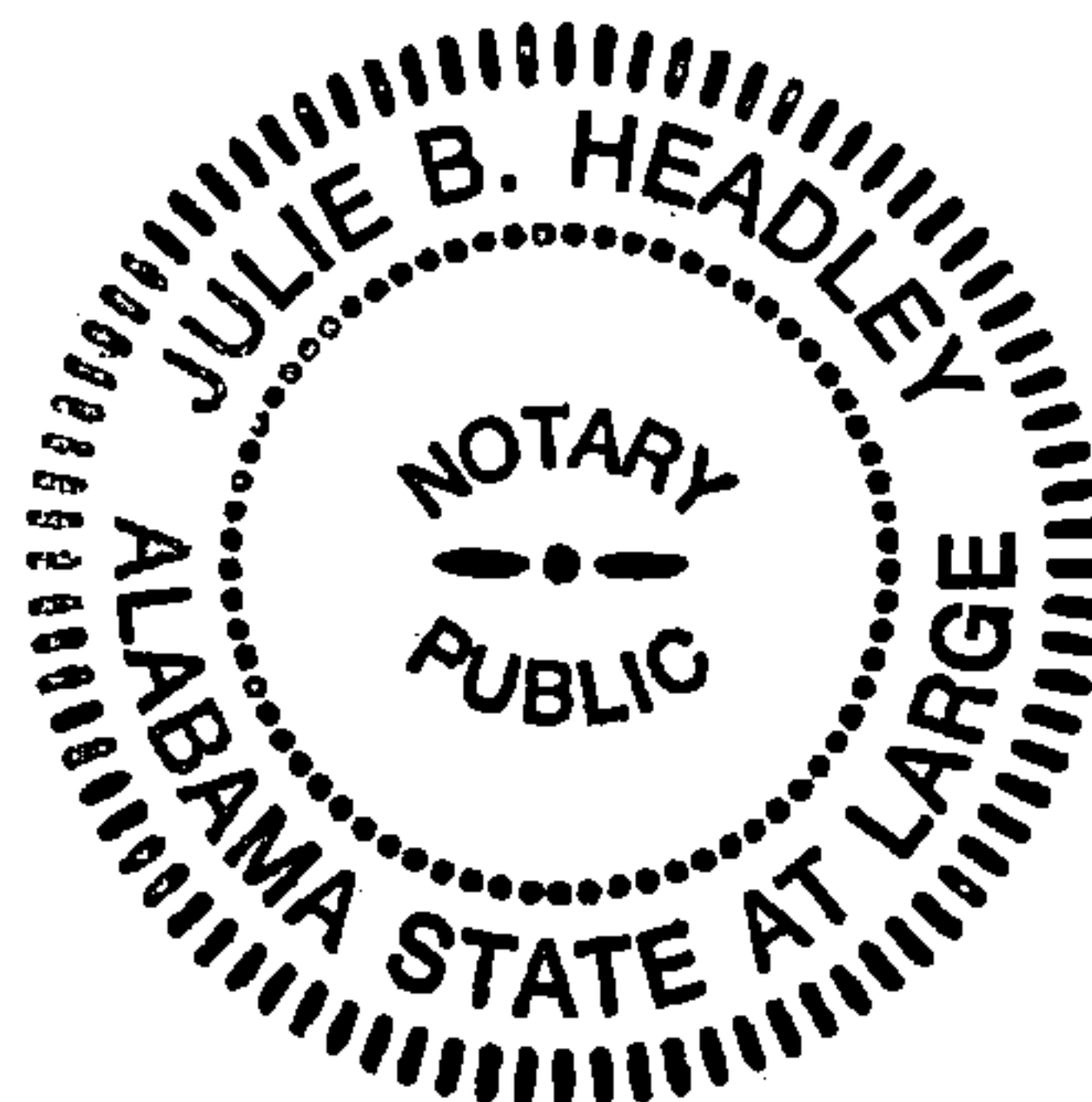
STATE OF ALABAMA

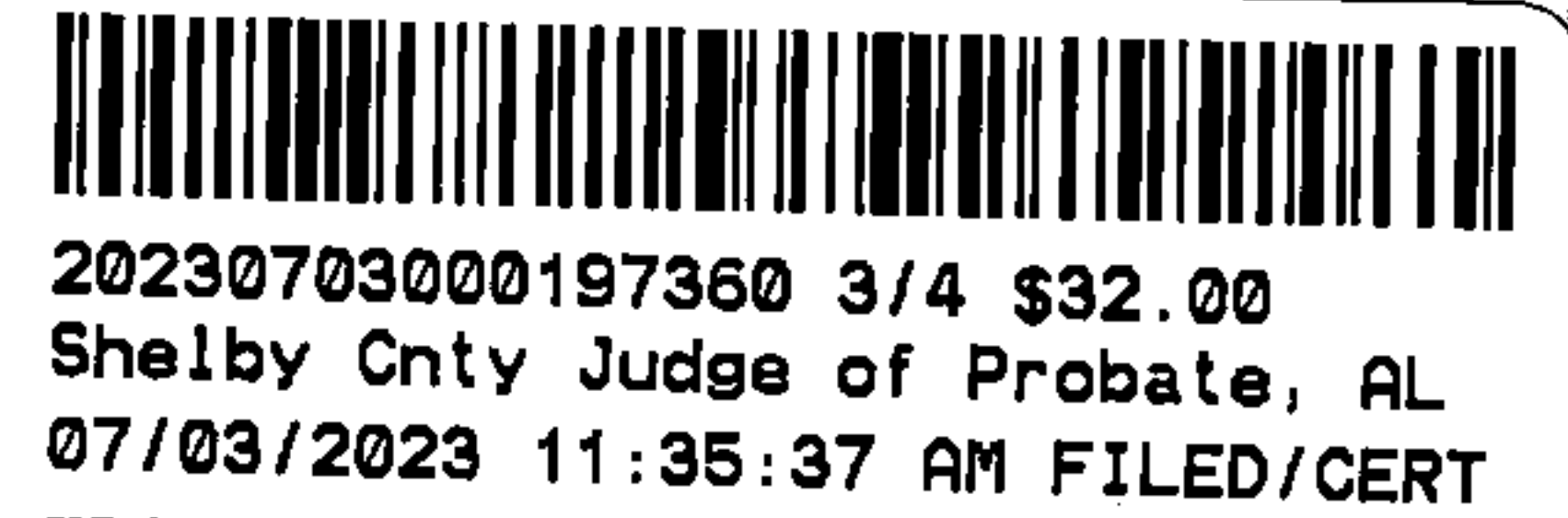
COUNTY OF Houston

I, Julie B. Headley, a Notary Public, in and for said  
County in said State, hereby certify that **Ann Davis**, whose name(s) is/are signed to the  
foregoing conveyance, and who is/are known to me, acknowledged before me on this day  
that, being informed of the contents of the conveyance, he/she/they executed the same  
voluntarily on the day the same bears date.

Given under my hand this 6<sup>th</sup> day of June, 2023.

Julie B. Headley  
Notary Public  
My Commission Expires: 03/13/2027





**Exhibit "A" Legal Description**

**Lot 6-10, according to the Plat of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13, in the Office of the Judge of Probate, Office of Shelby County, Alabama.**

**Together with the non-exclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record at Instrument Number 20041014000566950 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 6th Sector, recorded at Instrument Number 20041014000566960, Supplementary Declaration And Amendment To The Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd and 6th Sector, A Residential Subdivision, recorded at Instrument Number 20060720000351160, and Amended and Restated Declaration of Covenants, Conditions and Restrictions for Chelsea Park 6th Sector recorded at Instrument Number 20111130000360960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").**

**Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.**



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 (h).

20230703000197360 4/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
07/03/2023 11:35:37 AM FILED/CERT

Grantor's Name Ann Davis  
Mailing Address 705 Prestwick Drive  
Dothan, AL 36305

Grantee's Name Brad Warr  
Mailing Address 1077 Crawford Court  
Chelsea, AL 35043

Property Address 1077 Crawford Court  
Chelsea, AL 35043

Date of Sale June 6, 2023

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 194,700.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Shelby County, Alabama Tax Assessment Records  
☐ Closing Statement

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 6-6-2023

Print Bryan Gregg

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1