

Page 1 of 5

*THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION OF ONLY "PROPERTY 14" IN THE DEED RECORDED IN INSTRUMENT NO. 20091230000474620 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. ALL OTHER LEGAL DESCRIPTIONS IN THE ABOVE-DESCRIBED DEED REMAIN THE SAME.

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Carolyn M. Holland
1733 Cedarwood Lane
Hoover, AL 35244

STATE OF ALABAMA
SHELBY COUNTY

}

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Clay Montgomery Holland, as Personal Representative of the Estate of Sherman H. Holland, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2007-000272** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Caroyln M. Holland** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Page 2 of 5

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IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 11th day of July, 2023.

X Clay Montgomery Holland

Clay Montgomery Holland, as Personal Representative of the Estate of Sherman H. Holland Jr., deceased, Shelby County, Alabama Probate Case No. PR-2007-000272

STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clay Montgomery Holland, as Personal Representative of the Sherman H. Holland, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2007-000272, who is/are known to me, acknowledged before me this date that, being informed of the conveyance, he/she/they, in his/her/their capacity as such Personal Representative(s), and with full authority, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of July, 2023.

[Signature]
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Page 3 of 5

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Real Estate Sales Validation Form (FORM RT-1)

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

Grantor's Name Clay Montgomery Holland, as Personal Representative of the Estate of Sherman H. Holland, Jr.

Grantee's Name. Carolyn M. Holland

Mailing Address 1733 Cedarwood Lane
Hoover, AL 35244

Mailing Address 1733 Cedarwood Lane
Hoover, AL 35244

Property Address See Attached Exhibit "A"
(Property does not have a physical address.)

Date of Sale 7/11, 2023

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$112,340.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other: Inheritance - No Tax Due

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 July 11, 2023

Print: Clay Montgomery Holland, Personal Representative

Unattested

(verified by)

X Sign Clay Montgomery Holland
(Grantor/Grantee/Owner/Agent) circle one

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EXHIBIT "A"
Property Description

Property No. 14

Tax Parcel No. 13-7-26-4-001-012.069

Tax Parcel No. 13-7-35-1-001-009.002

Tax Parcel No. 13-7-35-1-001-009.003

Tax Parcel No. 13-7-35-1-001-009.006

A parcel of land located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26 **and** the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West; thence N 84 degrees 11 minutes 34 seconds W a distance of 162.06 feet to a point on the Westerly R.O.W. line of a 100 foot wide Railroad R.O.W., said point also being the POINT OF BEGINNING; thence N 12 degrees 36 minutes 42 seconds E along said Westerly R.O.W. line a distance of 986.99 feet; thence leaving said R.O.W. line N 82 degrees 29 minutes 03 seconds W a distance of 270.19 feet; thence N 78 degrees 1 minute 52 seconds W a distance of 335.96 feet; thence S 10 degrees 40 minutes 30 seconds E a distance of 265.58 feet; thence S 48 degrees 22 minutes 51 seconds W a distance of 149.46 feet; thence S 19 degrees 11 minutes 05 seconds W a distance of 115.00 feet; thence S 22 degrees 31 minutes 29 seconds E a distance of 65.88 feet; thence S 48 degrees 20 minutes 39 seconds E a distance of 175.88 feet; thence S 43 degrees 57 minutes 13 seconds E a distance of 131.67 feet; thence S 02 degrees 41 minutes 45 seconds W a distance of 41.14 feet; thence S 44 degrees 25 minutes 38 seconds W a distance of 77.05 feet; thence S 77 degrees 28 minutes 06 seconds W a distance of 48.51 feet; thence N 51 degrees 51 minutes 21 seconds W a distance of 88.12 feet; thence N 56 degrees 34 minutes 48 seconds W a distance of 68.84 feet; thence N 85 degrees 48 minutes 17 seconds W a distance of 71.94 feet; thence S 83 degrees 39 minutes 41 seconds W a distance of 126.22 feet; thence N 79 degrees 29 minutes 33 seconds W a distance of 73.46 feet; thence S 88 degrees 20 minutes 39 seconds W a distance of 83.83 feet; thence S 11 degrees 14 minutes 49 seconds E a distance of 277.59 feet; thence S 03 degrees 06 minutes 10 seconds E a distance of 79.54 feet; thence S 27 degrees 17 minutes 21 seconds E a distance of 91.38 feet; thence S 71 degrees 01 minutes 05 seconds E a distance of 130.43 feet; thence S 54 degrees 12 minutes 00 seconds E a distance of 101.10 feet; thence S 89 degrees 55 minutes 24 seconds E a distance of 60.16 feet; thence N 00 degrees 04 minutes 36 seconds E a distance of 75.20 feet; thence S 89 degrees 32 minutes 47 seconds E a distance of 57.47 feet; thence S 89 degrees 58 minutes 30 seconds E a distance of 360.93 feet to a point on the Westerly line of said 100 foot wide Railroad R.O.W.; thence N 12 degrees 36 minutes 42 seconds E along said Westerly R.O.W. line a distance of 148.52 feet to the POINT OF BEGINNING. Containing 16.59 acres, more or less.

AND

A parcel of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

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Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence N88°16'33"W a distance of 162.06' to a point on the westerly right of way line of a 100 foot wide railroad right of way; thence S 08°31'43" W along said right of way a distance of 148.52'; thence S 85°56'31" W leaving said right of way a distance of 360.93'; thence S 86°22'14" W to a point on the westerly right of way line of Sherman Holland Drive; thence S 04°00'23" E along said right of way a distance of 75.20' to the Point of Beginning; thence S 04°00'23" E along said right of way a distance of 562.29' to the northerly right of way line of Shelby County Highway 66 (Industrial Road); thence N 75°53'29" W along said right of way a distance of 205.62'; thence N 29°39'07" W along said right of way a distance of 99.42'; thence N 74°25'29" W along said right of way a distance of 32.59' to a point in the centerline of Buck Creek; thence along said centerline the following courses: thence N 15°23'28" E a distance of 6.60'; thence N 20°55'33" E a distance of 70.80'; thence N 35°15'48" E a distance of 22.08'; thence N 57°52'30" E a distance of 95.28'; thence N 64°44'19" E a distance of 82.50'; thence N 53°45'22" E a distance of 30.29'; thence N 37°18'15" E a distance of 10.84'; thence N 05°19'53" E a distance of 9.09'; thence N 06°14'26" W a distance of 36.61'; thence N 03°49'45" E a distance of 67.02'; thence N 09°41'59" W a distance of 42.93'; thence N 21°12'34" W a distance of 13.21'; thence N 60°04'49" W a distance of 40.04'; thence N 00°00'00" W and leaving said centerline a distance of 21.60'; thence N 85°59'37" E a distance of 60.16' to the Point of Beginning.

Containing 1.58 acres, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/12/2023 10:57:09 AM
 \$35.00 JOANN
 20230712000207540

Allen S. Bayl