

**This instrument prepared by:**

A. Eric Johnston  
Attorney at Law  
1200 Corporate Drive, Suite 107  
Birmingham, AL 35242

**Send tax notice to:**

Arthur M and Julia C Morris  
436 Fern Cove Circle  
Birmingham, AL 35244

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**CORRECTIVE STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1 and other good and valuable consideration in hand paid to **Arthur M. Morris** and wife **Julia C. Morris** (“Grantors”), by **Arthur Macon Morris** or **Julia Cravotta Morris, Trustees, or any successor Trustee of the Arthur and Julia Morris Family Trust dated the 30th day of August, 2022** (“Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, Block 2, according to the survey of Havenwood Park, 1<sup>st</sup>  
Sector, as recorded in Map Book 9, Page 123, in the Shelby  
County Probate Office; Shelby County, Alabama. Being situated  
in Shelby County, Alabama.

Subject to mortgages, restrictions, encumbrances, and other matters of record.


**THIS IS A CORRECTIVE DEED GIVEN PURSUANT TO SECTION 40-22-1, 1975 Code of Alabama, TO BE RE-RECORDED TO PERFECT TITLE AS EXPLAINED HEREIN. IT IS TO CORRECT THAT CERTAIN WARRANTY DEED FROM GRANTOR TO GRANTEE FILED IN THE PROBATE COURT OF SHEBY COUNTY, ALABAMA, AT 20220831000341480 ON THE 31 DAY OF AUGUST, 2022, WHICH HAD AN INCORRECT NAME OF ONE OF THE GRANTEES; AND NO ADDITIONAL CONSIDERATION IS PAID.**

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD unto Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused the presents to be executed on the 28<sup>th</sup> day of September, 2023.

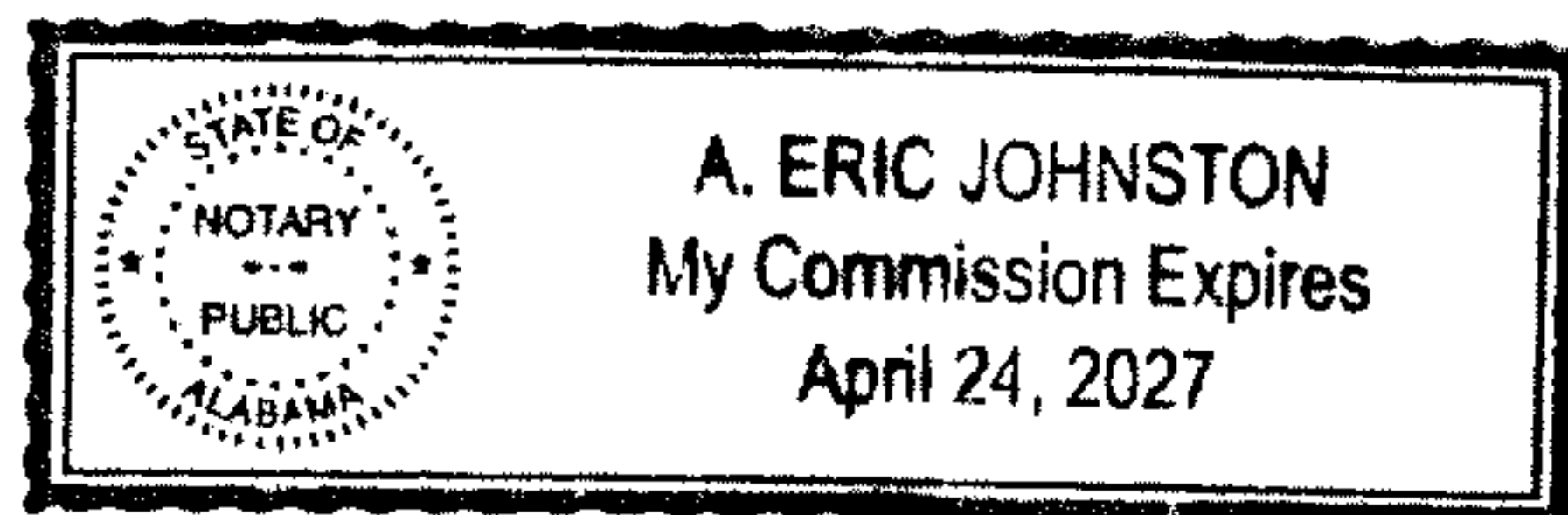
  
Arthur M. Morris

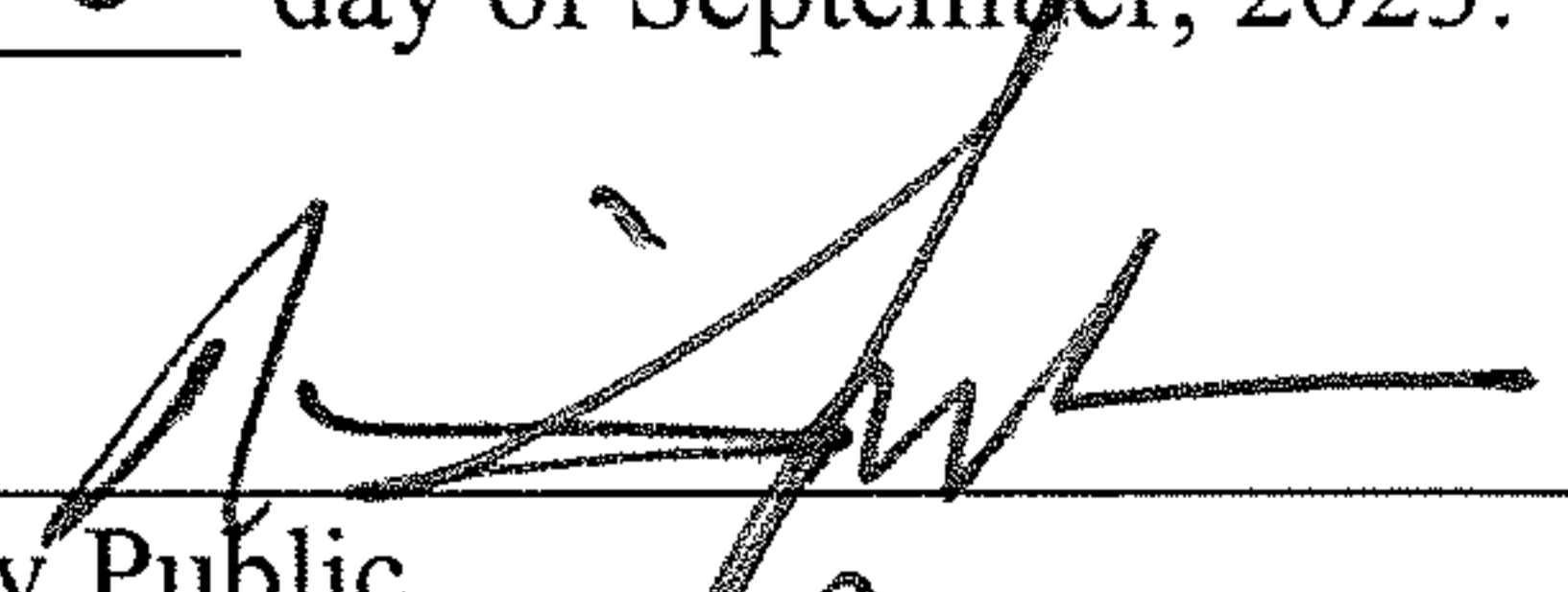
  
Julia C. Morris

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Arthur M. Morris** and **Julia C. Morris**, 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 instrument, executed the same voluntarily.

Given under my hand and official seal this the 28<sup>th</sup> day of September, 2023.



  
Notary Public  
Print Name: A. Eric Johnston  
My Commission Expires: 4.24.27

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

Grantor's Name Arthur M. Morris & Julia C. Morris  
 Mailing Address 436 Fern Cove Circle  
Birmingham, AL 35244

Grantee's Name Arthur Macon Morris & Julia Cravotta Morris  
 Mailing Address 436 Fern Cove Circle  
Birmingham, AL 35244

Property Address 436 Fern Cove Circle  
Birmingham, AL 35244

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 334,000.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/29/2023 08:10:19 AM  
 \$29.00 JOANN  
 20230929000291190

The purchase price or actual value claimed Allen S. Boyd can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Other Tax Accessor Corrective Deed

☐ 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 9.28.23

Print \_\_\_\_\_

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**