

20231101000320200 1/8 \$46.00
Shelby Cnty Judge of Probate, AL
11/01/2023 08:25:47 AM FILED/CERT

This Instrument was prepared by:
M. Beth O'Neill
Maynard Nexsen PC
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203
Telephone: (205) 254-1000

Send Tax Notice to:
Janice C. Key
990 Highway 9
Wilsonville, Alabama 35186

STATE OF ALABAMA)

COUNTY OF SHELBY)

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED IS BEING RECORDED IN ORDER TO CORRECT AN ERROR IN THE GRANTING LANGUAGE IN THE ORIGINAL WARRANTY DEED RECORDED NOVEMBER 9, 2017 AS INSTRUMENT NO. 20171109000407440, SHELBY COUNTY, ALABAMA RECORDS. FULL DEED TAX WAS PAID ON THE RECORDATION OF THE ORIGINAL WARRANTY DEED. NO PRIVILEGE OR LICENSE TAX IS DUE PURSUANT TO §40-22-1(b)(3), CODE OF ALABAMA.

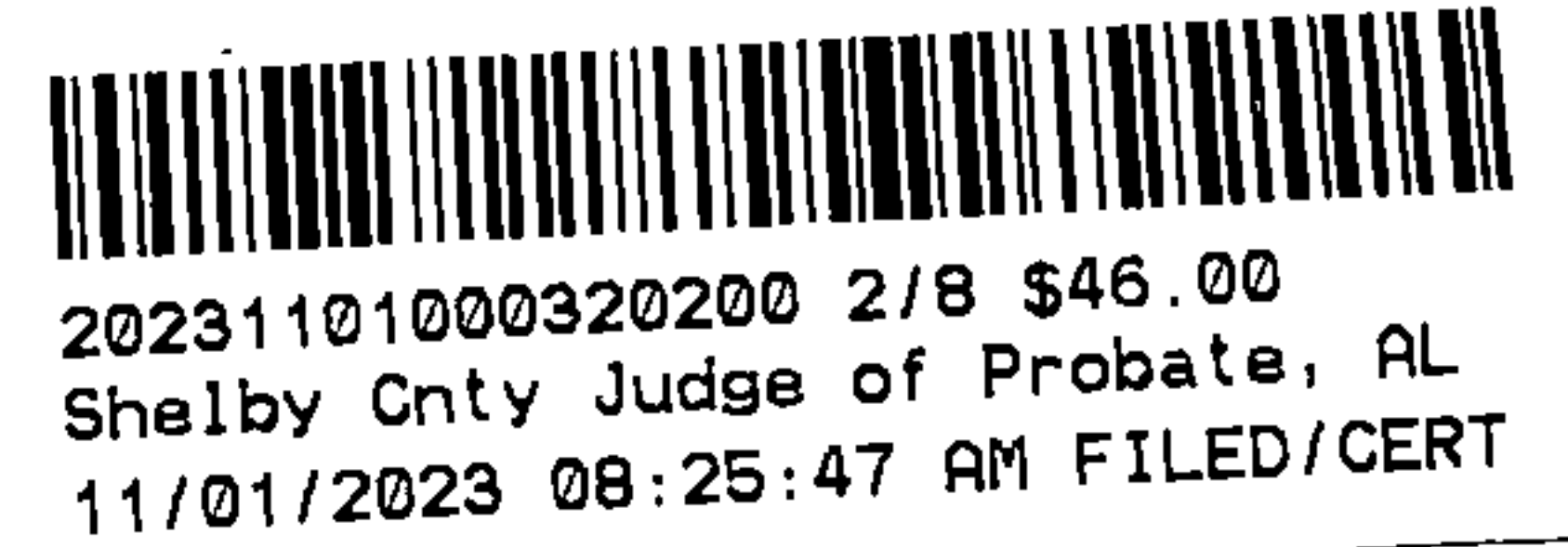
WHEREAS, pursuant to that certain Warranty Deed dated as of November 3, 2017 and recorded on November 9, 2017 in Shelby County, Alabama as Instrument No. 20171109000407440 (the "**Original Deed**"), **JANICE KEY**, who is one and the same person as **JANICE C. KEY**, an unmarried widow (the "**Grantor**"), conveyed to **SANDRA PARSON, CATHY L. JOWERS, STEPHANIE K. KEY, and JAMIE L. KEY** (collectively, the "**Grantees**") certain property located in Shelby County Alabama as more particularly described on Exhibit A attached to the Original Deed; and

WHEREAS, the Original Deed contained an inadvertent omission and error in the granting language and provided that the conveyance was to the Grantees, as tenants in common, when the intent of the Grantor and Grantees was that the conveyance should have been to the Grantees, as joint tenants with right of survivorship; and

WHEREAS, the parties desire to enter into this Corrective Warranty Deed to correct the granting language, all as set forth herein.

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto the Grantees, as joint tenants with right of survivorship, the real property located in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes, together with all privileges, appurtenances, easements and other rights appertaining thereto (collectively, the "**Property**").

Janice Key and Janice C. Key are one and the same person.



Janice C. Key is the surviving grantee in those certain deeds recorded in deed book 237, page 639, and Instrument #1998-38219, in the Office of the Judge of Probate of Shelby County, Alabama; the other grantee, James Arley Key, having died on or about the 18th day of June, 1999.

TO HAVE AND TO HOLD unto 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 one or more Grantees herein survive another Grantee, the entire interest in fee simple of the deceased Grantee shall pass to the surviving Grantees, and if one Grantee herein survives all of the other Grantees, the entire interest in fee simple of the deceased Grantees shall pass to the surviving Grantee; provided, if one Grantee does not survive the others, then the heirs and assigns of the last two remaining Grantees herein shall take as tenants in common.

This conveyance and the limited warranty of title set forth herein are made subject to taxes for 2023 and subsequent years, restrictions, easements and rights of way of record (collectively, the “**Permitted Encumbrances**”).

Except with respect to the Permitted Encumbrances, Grantor covenants with Grantees, their respective heirs and assigns, that Grantor, for herself and for her heirs, executors and administrators covenant with the Grantees, their respective heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, that Grantor will, and Grantor’s heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their respective heirs, executors and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor’s Name and Mailing Address:	Grantee’s Name and Mailing Address:
Janice C. Key 990 Highway 9 Wilsonville, Alabama 35186	Sandra Parson 740 Magnolia Crest Court Odenville, Alabama 35120 Cathy L. Jowers 7529 Madison Drive Glen St. Mary, Florida 32040 Stephanie K. Key 1112 Highway 9 Wilsonville, Alabama 35186 Jamie L. Key 13680 Cranberry Drive Northport, Alabama 35475



20231101000320200 3/8 \$46.00
Shelby Cnty Judge of Probate, AL
11/01/2023 08:25:47 AM FILED/CERT

Property Address:	See attached <u>Exhibit A</u>
Date of Sale:	November 3, 2017
Actual Value:	\$40,000.00
The Purchase Price or Value can be verified by:	<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input checked="" type="checkbox"/> Corrective Warranty Deed

IN WITNESS WHEREOF, Grantor and Grantees have signed and sealed this Corrective Warranty Deed on the dates set forth below, but effective as of the date of the Original Deed referenced above.

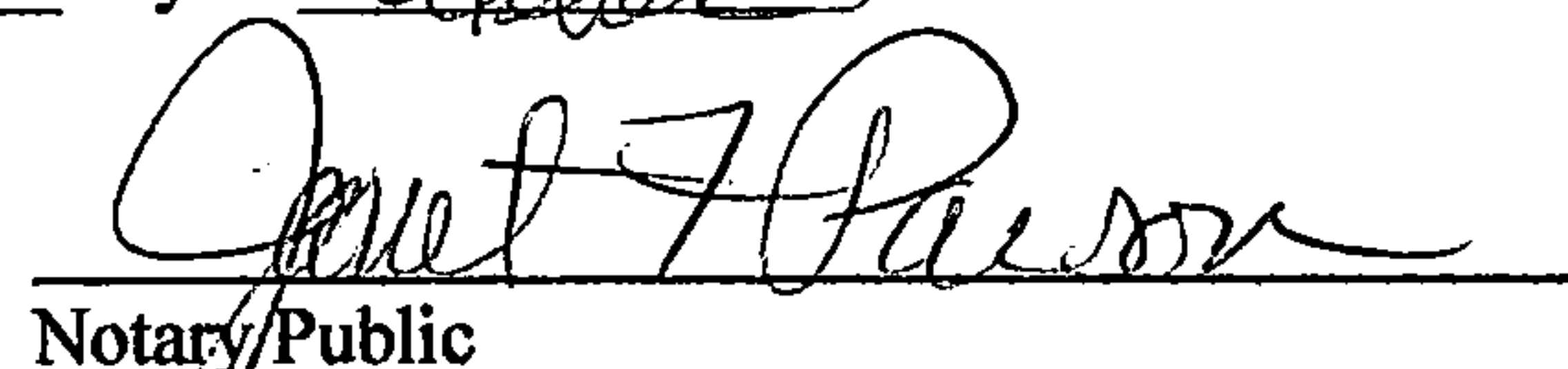
GRANTOR:


Name: JANICE C. KEY

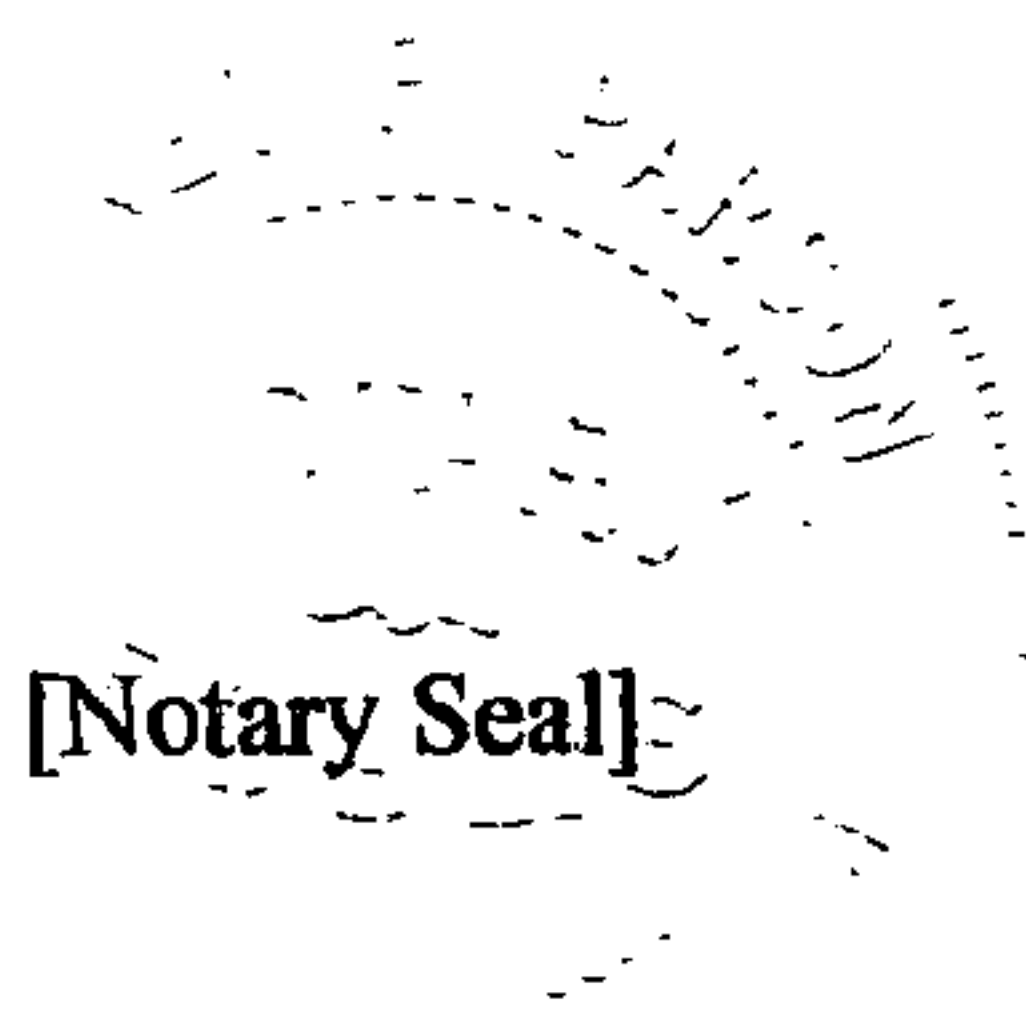
STATE OF ALABAMA)
) ss
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for the State and County aforesaid, hereby certify that **JANICE C. KEY**, an unmarried widow, whose name is signed to the foregoing Corrective Warranty Deed and who is known to me, acknowledged before me on this day that being informed of the contents of the foregoing Corrective Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of October, 2023.


Notary Public

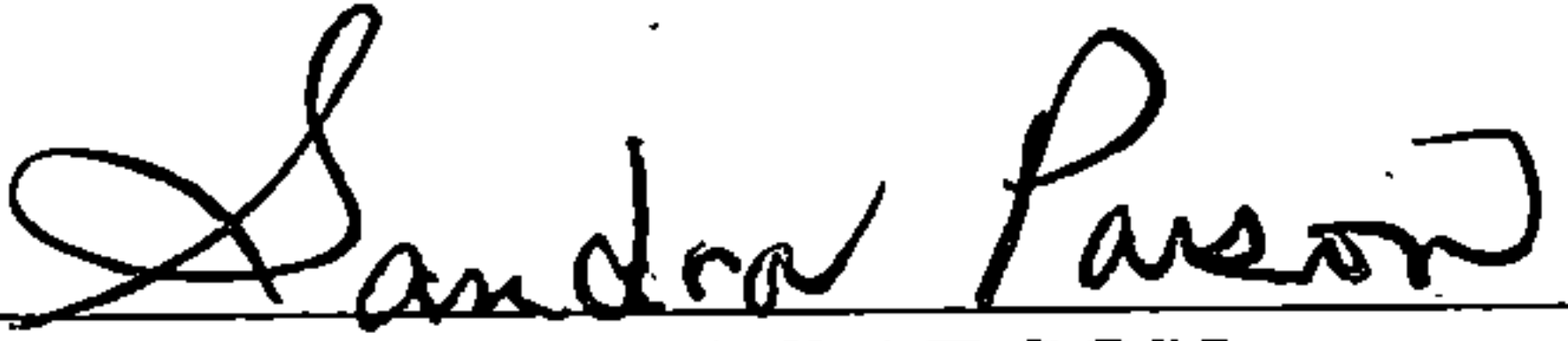
My commission expires: 10/16/2024





20231101000320200 4/8 \$46.00
Shelby Cnty Judge of Probate, AL
11/01/2023 08:25:47 AM FILED/CERT

GRANTEE:

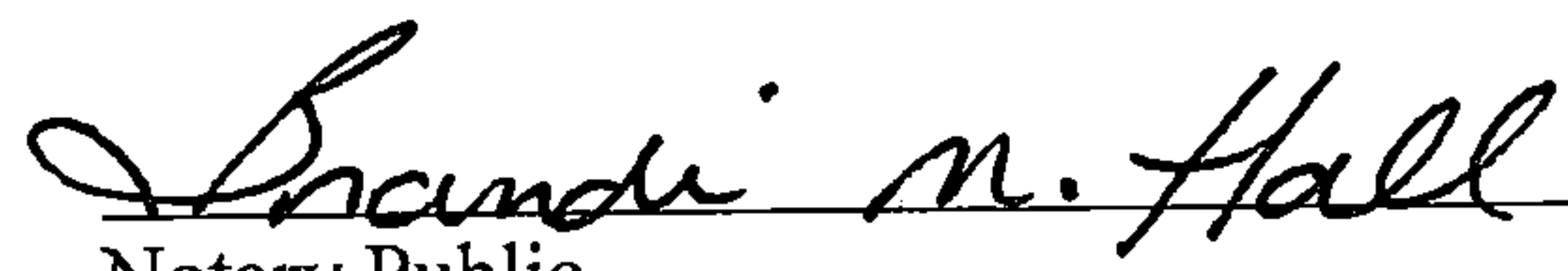


Name: SANDRA PARSON

STATE OF ALABAMA)
) ss
COUNTY OF Talladega)

I, the undersigned, a Notary Public in and for the State and County aforesaid, hereby certify that **SANDRA PARSON**, an unmarried woman, whose name is signed to the foregoing Corrective Warranty Deed and who is known to me, acknowledged before me on this day that being informed of the contents of the foregoing Corrective Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23 day of October, 2023.

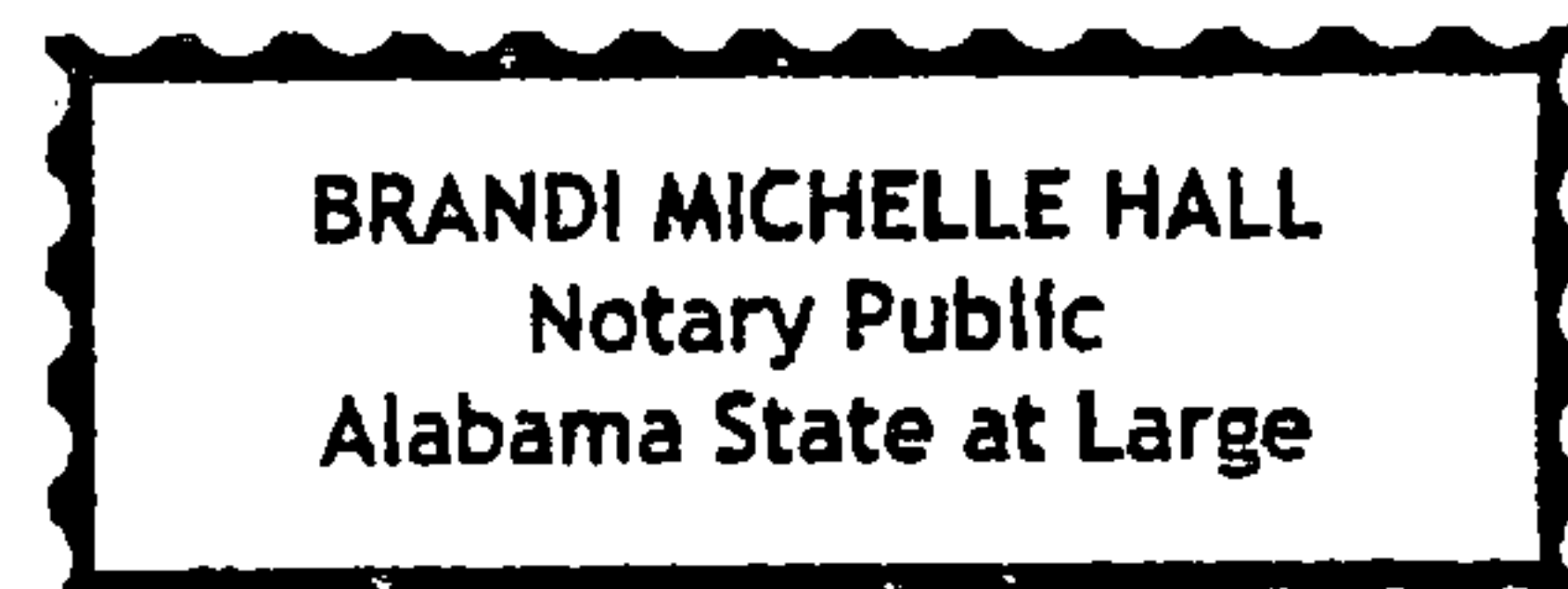


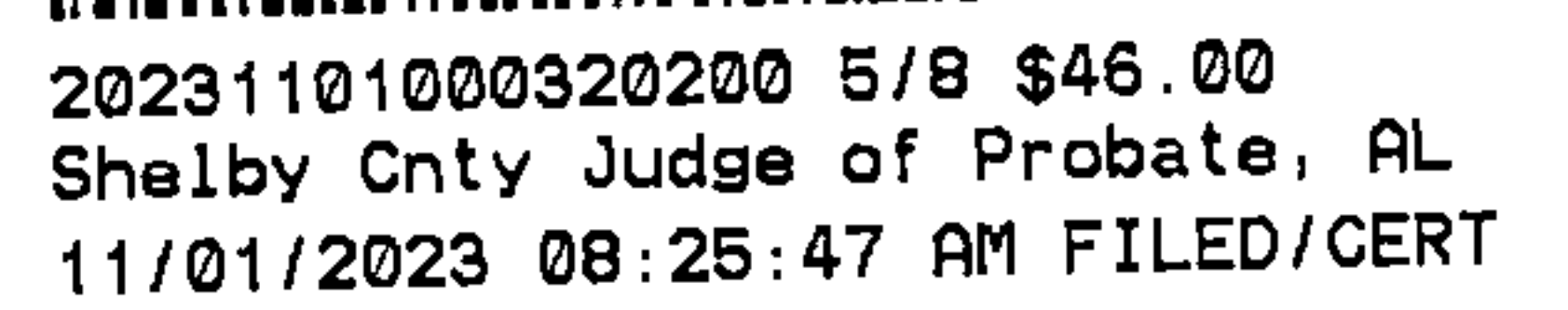
Notary Public

My Commission Expires
October 20, 2024

My commission expires: _____

[Notary Seal]



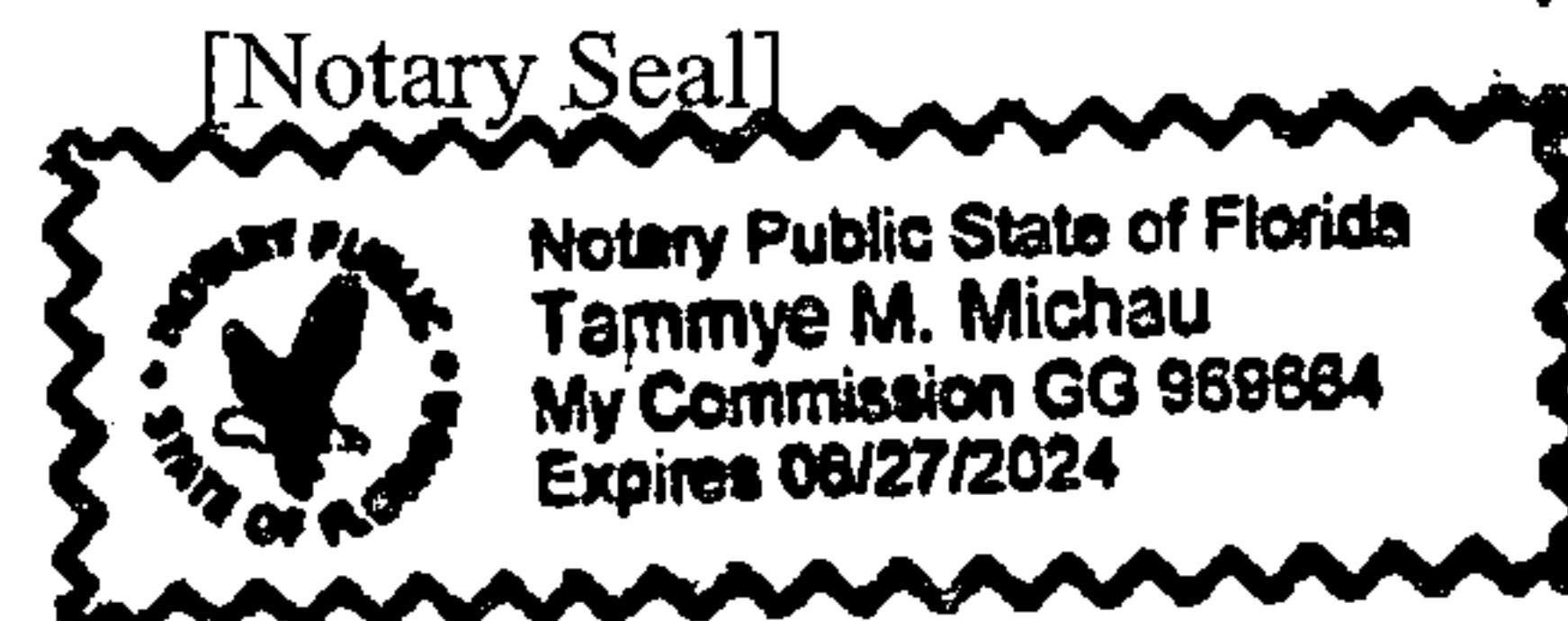


Cathy Powers

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)

Given under my hand and official seal on this 25th day of October, 2023.

My commission expires:



20231101000320200 6/8 \$46.00
Shelby Cnty Judge of Probate, AL
11/01/2023 08:25:47 AM FILED/CERT

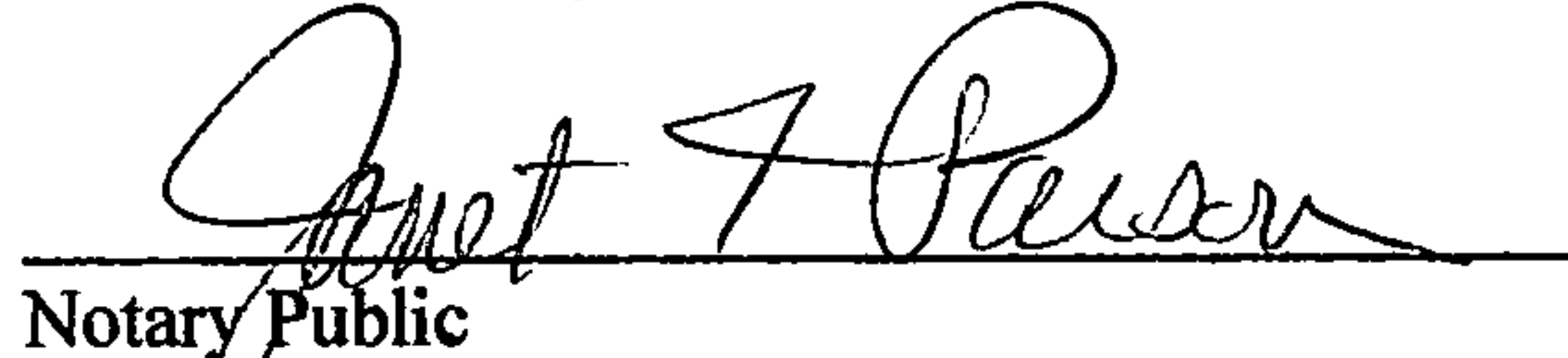
GRANTEE:


Name: **STEPHANIE K. KEY**

STATE OF ALABAMA)
COUNTY OF Shelby) ss

I, the undersigned, a Notary Public in and for the State and County aforesaid, hereby certify that **STEPHANIE K. KEY**, an unmarried woman, whose name is signed to the foregoing Corrective Warranty Deed and who is known to me, acknowledged before me on this day that being informed of the contents of the foregoing Corrective Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of October, 2023.


Notary Public
My commission expires: 10/10/2024

[Notary Seal]

20231101000320200 7/8 \$46.00
Shelby Cnty Judge of Probate, AL
11/01/2023 08:25:47 AM FILED/CERT


GRANTEE:


Name: JAMIE L. KEY

STATE OF ALABAMA)
(AT LARGE)) ss
COUNTY OF Tuscaloosa)

I, the undersigned, a Notary Public in and for the State and County aforesaid, hereby certify that **JAMIE L. KEY**, a married woman, whose name is signed to the foregoing Corrective Warranty Deed and who is known to me, acknowledged before me on this day that being informed of the contents of the foregoing Corrective Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 26th day of OCTOBER, 2023.


Notary Public

My commission expires: 01-29-2024

[Notary Seal]

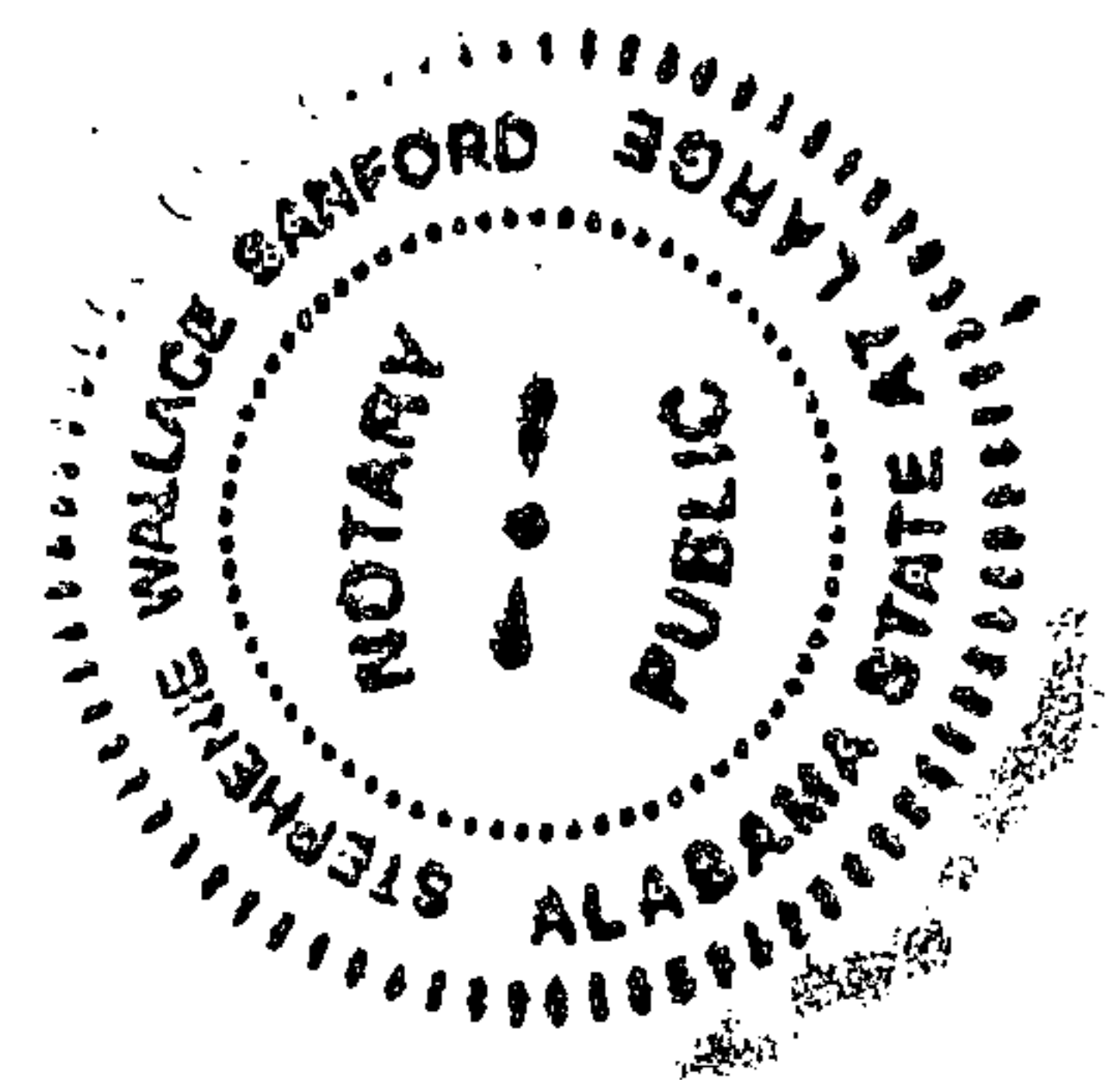


EXHIBIT "A"
LEGAL DESCRIPTION



20231101000320200 8/8 \$46.00
Shelby Cnty Judge of Probate, AL
11/01/2023 08:25:47 AM FILED/CERT

Begin at the SW corner of SW ¼ of SW ¼, Section 11, Township 21, Range 1 East, and run Easterly along the South boundary of said Quarter-Quarter Section 531 feet to a point; thence turn an angle of 90 degrees left and run thence northerly and parallel with the West boundary of said Quarter-Quarter Section 205 feet to a point; thence turn an angle of 90 degrees to the left and run thence Westerly, parallel with the South boundary of said Quarter-Quarter Section 531 feet to the West boundary of said Quarter-Quarter Section; thence Southerly, along the West boundary of said Quarter-Quarter Section 205 feet to point of beginning.

A parcel of land in the Southeast Quarter of Section 11, Township 21 South, Range 1 East:

PARCEL B:

Commencing at an iron bar, found, at the Southwest corner of said Section 11; thence North 00 degrees 07 minutes 16 seconds West, along the West line of said Section 11, a distance of 506.47 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the point of beginning; thence North 00 degrees 07 minutes 16 seconds West a distance of 710.45 feet, to a ½-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 88 degrees 50 minutes 31 seconds East, a distance of 2689.86 feet, to a ½-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 00 degrees 30 minutes 05 seconds East, a distance of 1210.88 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the South Quarter corner of Section 11; thence South 88 degrees 42 minutes 59 seconds West, a distance of 2167.01 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 00 degrees 07 minutes 16 seconds West, a distance of 506.47 feet to a ½-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 88 degrees 42 minutes 59 seconds West, a distance of 531.00 feet to the point of beginning.



20171109000407440 2/3 \$63.00
Shelby Cnty Judge of Probate, AL
11/09/2017 03:56:21 PM FILED/CERT