\*This deed is being recorded to correct the legal description in that certain deed recorded as instrument # 20231102000323420 in the Shelby County Probate Office.

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 Send Tax Notice to:
Juan Tinajero Avalos
PO Box 1003
Calera, AL 35040

20231106000325690 11/06/2023 12:19:16 PM CORDEED 1/3

STATE OF ALABAMA SHELBY COUNTY CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 (\$115,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Christopher R. Smitherman, as Personal Representative of The Estate of Joseph Benjamin Denham Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-000244 (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, Juan Tinajero Avalos (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:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16, Block 71, according to the J. H. Dunstan's map of the town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama.

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 2

IN WITNESS WHEREOF, sa seal(s) this the 15th day of Nove	aid GRANTOR has he	reunto set his/her/their hand(s) and , 2023.
The Estate of Joseph Benjamin Denha PR-2028-000244  By:  Christopher R. Smitherman, Personal F	J. R	County, Alabama Probate Case No.
STATE OF ALABAMA SHELBY COUNTY	SS:	

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Christopher R. Smitherman, as Personal Representative of The Estate of Joseph Benjamin Denham Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-000244, 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 \_\_\_\_\_ day of overnber\_\_\_\_\_\_, 2023.

Notary Public

My Commission Expires:

REGINA R LATHAM
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY, 17, 2027

## Real Estate Sales Validation Form

File#: E-6025	This De	ocument must be file	ed in accordance wi	th Code of Alabama 19	75, Section 40-22-1	
Grantor's Name	_	er R. Smitherman, Pof Joseph Benjamin	· · · · · · · · · · · · · · · · · · ·	Grantee's Name	Juan Tinajero Avalos	
		abama Probate Case		Mailing Address	P.O. Box 1003 Calera, AL 35040	
Mailing Address	,	<u>Street</u> o, AL 35115		Date of Sale Total Purchase Price	November 2, 2023 \$115,000.00	
Property Address	<u>0 18th St.</u> Calera, AI			Or Actual Value Or	\$	
	Assessor's Market Value \$					
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 S			Appraisa			
Sales Contract  X Other: No Tax Collected- Deed being recorded to correct legal description of previous deed.						
					red information referenced above,	
the filing of this	s form is 1	not required.		and of the requi	ucu mitormation referenced above,	
			Instruct	ions		
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.						
conveyed by the	einstrume	erty is not being ent offered for reconstructions	cord. This may be	ue of the property, be evidenced by an a	ooth real and personal, being ppraisal conducted by a licensed	
current use valua	ation, of to for the formula of the	the property as deerty tax purposes	etermined by the	local official charge	of fair market value, excluding ed with the responsibility of e penalized pursuant to Code of	
accurate. I furthe	er underst	knowledge and band that any falson of Alabama 197	e statements clair	ormation contained med on this form m	in this document is true and ay result in the imposition of the	
Date November	2, 2023	•		Print: Justin Smith	erman	
Unatteste	<del></del>			Sign		
	l Recorded Public Records	(verified by)	:	(Grantor/Grante	e/Owner/Agent) circle one	

Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 11/06/2023 12:19:16 PM \$29.00 PAYGE

20231106000325690

allis. Buyl

Form RI-1