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STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:
Tanarius Dante Cade and Brittney Michelle Cade
3017 Highview Lane,
Calera, AL 35040

File #: EQS-72-5258

✕ CORRECTIVE SPECIAL WARRANTY DEED

This deed is being executed to correct the Legal on deed recorded 1/1/23, as Instrument 20231006000299600 in the county of Shelby, State of Alabama.

Know all men by these presents: That for and in consideration of zero and 00/100 (\$0.00) DOLLARS and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Tanarius Dante Cade And Brittney Michelle Cade, A Married Couple, whose post office address is 3017 Highview Lane, Calera, AL 35040, (herein referred to as Grantor), does hereby grant, bargain, sell and convey to Tanarius Dante Cade And Brittney Michelle Cade, A Married Couple, whose address is 3017 Highview Lane, Calera, AL 35040, (herein referred to as Grantee) the following lot or parcel of land, situated in Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 3017 Highview Lane, Calera, AL 35040
Parcel ID: 22 7 35 2 011 021.000

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

And Grantor does for Grantor and for Grantor's executors, and administrators covenant with the said GRANTEE, Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall specially warrant and defend same to said Grantee, Grantee's heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal this 22nd day of February, 2024

Witness

Tanarius Dante Cade
Tanarius Dante Cade

Printed Name

Brittney Michelle Cade
Brittney Michelle Cade

Witness

Printed Name

STATE OF Alabama }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tanarius Dante Cade And Brittney Michelle Cade whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand this 22nd day of February, 2024

ROBERT N. WEST
Notary Public, Alabama State at Large
My Commission Expires April 12, 2025

Robert N. West
Notary Public
Print Name Robert N. West
My commission expires: 4/12/25

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Ofori Law Firm LLC
Joey N. Ofori, Esq
11215-B Lockwood Drive
Silver Spring, MD 20901

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE
COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS
FOLLOWS:

PARCEL 21, LOT 993, LOT SIZE: 60.0' X 129.59' WATERFORD
HIGHLANDS, SEC 4, PH 2, MB 36, PG 15, SURVEY # 2204.

Parcel ID:22 7 35 2 011 021.000

Commonly known as 3017 Highview Ln, Calera, AL 35040
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20231006000299600.

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

Grantor's Name TANARIUS DANTE CADE
 Mailing Address BRITTNEY MICHELLE CADE
 3017 Highview Ln
 Calera, AL 35040

Grantee's Name TANARIUS DANTE CADE
 Mailing Address BRITTNEY MICHELLE CADE
 3017 Highview Ln
 Calera, AL 35040

Property Address 3017 Highview Ln
 Calera, AL 35040

Date of Sale 02/22/2024

Total Purchase Price \$ 0 00

or

Actual Value \$ 0 00

or

Assessor's Market Value \$ 250400 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

☒ 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 3/5/24

Print E-Elina

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/06/2024 08:51:42 AM
 \$32.00 PAYGE
 20240306000060550

Allen S. Byrd

Form RT-1