

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Thomas Properties and Investments, LLC

STATE OF ALABAMA

CORRECTIVE GENERAL WARRANTY DEED

COUNTY OF JEFFERSON

This deed is necessary to correct that previous deed filed at 20231122000341260, in accordance with the Power of Attorney simultaneously herewith. It was also necessary to correct a typo in the notary acknowledgement of the previous deed.

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **NINETY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$97,500.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James Monroe Key III, aka James Monroe Key, a single person, and Pam Key, a single person**, hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Thomas Properties and Investments, LLC** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit A for 2 parcels being conveyed.

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

Property Address: **315 Lake View Circle, Vandiver, AL 35176**

\$0.00 of the above-recited purchase price was paid from a mortgage loan
Closed simultaneously herein.

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, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are 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 herein above 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this 4th
day of March, 2024.

James Monroe Key III aka James Monroe Key
By his Attorney in Fact, Aaron C. Key
James Monroe Key III aka James Monroe Key
By his Attorney in Fact, Aaron C. Key

Pam Key, by her Attorney in Fact,
Aaron C. Key
Pam Key, by her Attorney in Fact,
Aaron C. Key

STATE OF New York)
Westchester COUNTY)

I, the undersigned, a Notary Public for the State of New York, do hereby certify that **Aaron C. Key**, whose name as Attorney-in-Fact for **James Monroe Key, III, aka James Monroe Key** and for **Pam Key**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 4th day of March, 2024

My commission expires 5/28/2027

[Signature]
Notary Public

Ousmane Diop
Notary Public State of New York
Registration No. 01DI6392871
Qualified in Westchester County
My Commission Expires May 28, 2027

Exhibit A

Legal Description

Parcel I

Starting at the Northwest corner of the Southeast quarter of the Southwest quarter of Section 9, Township 18 South, Range 1 East, running South along quarter line 451 feet to road; thence in a easterly direction along road 275 feet; thence North 45 deg. West 295 feet; thence West 45 feet to point of beginning.

Parcel II

Commence at the Northwest corner of the SE1/4 of the SW1/4 of Section 9, Township 18 South, Range 1 East, thence run Easterly along the North line for a distance of 45.0 feet to the point of beginning. Thence continue along same line for a distance of 200.0 feet, thence turn 42 deg. 27' to the right for a distance of 178.26 feet to a point on the Northwesterly side of a Dirt Access Road, thence turn 104 deg. 43' to the right a distance of 200.0 feet, thence turn 87 deg. 17' to the right for a distance of 281.17 feet to the point of beginning.

Less and Except:

Commence at the Northwest corner of SE 1/4 of SW 1/4 of Section 9, Township 18, Range 1 East; thence run Easterly and along the North line for a distance of 45.0 feet; thence turn 54 degrees 27 minutes to the right for a distance of 133.93 feet to the point of beginning; thence continue along same line for a distance of 147.24 feet to a point on the Northwesterly margin of County Road; thence turn 87 degrees 17 minutes to the left and along said road for a distance of 200.0 feet; thence turn 104 degrees 43 minutes to the left for a distance of 178.26 feet; thence turn 84 degrees 11 minutes 21 seconds to the left for a distance of 163.67 feet to the point of beginning.

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

Grantor's Name James Monroe Key, III and Pam Key
 Mailing Address 1401 Park Lane
Pelham, NY 10803

Grantee's Name Thomas Properties and Investments,
LLC
 Mailing Address 5184 Caldwell Mill Road
Suite 204, Box 298
Hoover, AL 35244

Property Address 315 Lake View Circle
Vandiver, AL 35176

Date of Sale March 4, 2024
 Total Purchase Price _____
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/06/2024 10:08:24 AM
 \$32.00 PAYGE
 20240306000060700

Allen S. Byrd

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
X Other: Corrective Deed

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 3-4-2024 Print Jeff W. Parmer

_____ Unattested
 _____ (verified by)

Sign Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1