

THIS INSTRUMENT WAS PREPARED BY:

Alan C. Keith, Attorney
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

Send tax notice to:
Anna L. Warren
Patricia S. Thornton

This deed is filed to correct a typo in that deed previously filed at 20240404000094280, which incorrectly stated the decedent last name as "Warren". The correct estate name, as shown below, is "Estate of James Frederick Thornton."

**CORRECTIVE WARRANTY DEED JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Patrick Earl Warren, Personal Representative of the Estate of James Frederick Thornton, Case no PR 2019 000395, Shelby County, Alabama Probate (herein referred to as grantors) do grant, bargain, sell and convey unto Anna L. Warren and Patricia S. Thornton (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

See Exhibit A for the legal description herein conveyed which includes that certain legal previously transferred from A. R. Thornton, Jr., to James F. Thornton aka James Skip Thornton, in Inst. # 2000-32291 in the Shelby County, Alabama, Probate Office.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

This deed was prepared without the benefit of a title search. Preparer accepts no responsibility for same.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 1st day of April, 2024.

Estate of James Frederick Thornton, Shelby County, Alabama,
Probate Case no. PR 2019 000395

Patrick Earl Warren (SEAL)
Patrick Earl Warren, Personal Representative

STATE OF North Carolina)
Davidson COUNTY)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Patrick Earl Warren, whose name as Personal Representative of the Estate of James Frederick Thornton, Shelby County, Alabama, Probate Case No. PR 2019 000395, is signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Officer and with full authority, executed the same for and as the act of said estate, voluntarily on the day the same bears date.

Given under my hand and office seal this 1st day of April, 2024.

My commission expires:

January 13, 2028

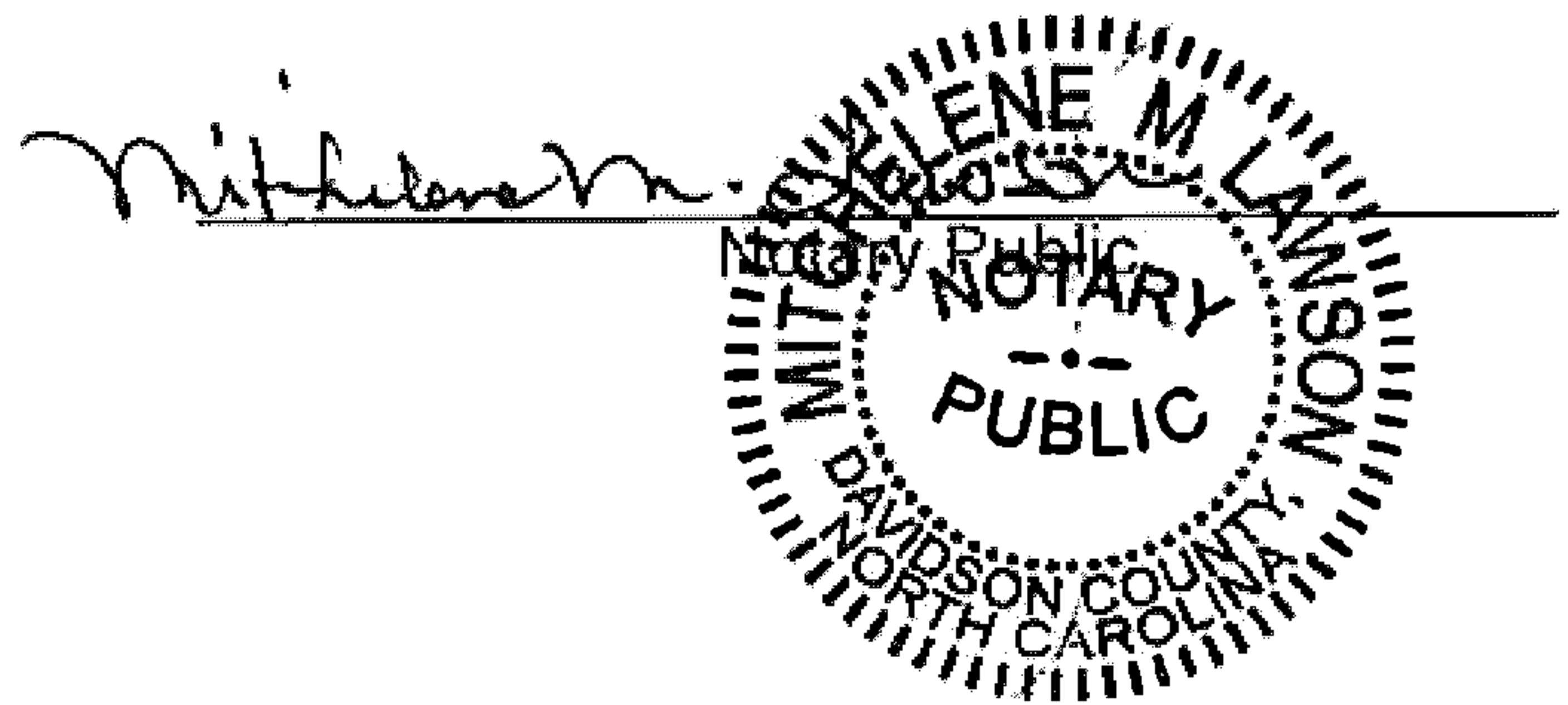


EXHIBIT A

From the northwest corner of the NE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 3 West run southerly along the west boundary line of said 1/4-1/4 section for 208.71 feet to the point of beginning of the land herein described; Thence continue southerly along the west boundary line of 1/4-1/4 section for 1005.37 feet; Thence turn an angle of 88 degrees, 21 1/2 minutes to the left and run easterly 662.17 feet, more or less, to a point on the east boundary line of the W 1/2 of the NE 1/4 of the NW 1/4 of said section; thence turn an angle of 91 degrees, 44 minutes to the left and run northerly along the east boundary line of the W 1/2 of the NE 1/4 of the NW 1/4 of said section 1213.48 feet, more or less to the northeast corner of the W 1/2 of the NE 1/4 of the NW 1/4 of said section; Thence run westerly along the north boundary line of said 1/4-1/4 section 242.67 feet; Thence turn an angle of 91 degrees, 42 minutes to the left and run southerly 417.42 feet; Thence turn an angle of 91 degrees, 42 minutes to the right and run westerly 208.71 feet; Thence turn an angle of 88 degrees, 18 minutes to the right and run northerly 208.71 feet; Thence turn an angle of 88 degrees, 18 minutes to the left and run westerly 208.71 feet, more or less, to the point of beginning.

This land being a part of the West Half of the NE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 3 West and being 15.36 acres, more or less.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of James Frederick Thornton
Mailing Address 3038 New Cut Road
Lexington, NC 27292

Grantee's Name Anna L. Warren and Patricia S. Thornton
Mailing Address 3038 New Cut Road
Lexington, NC 27292

Property Address Warren vacant land Shelby County,
Alabama, AL

Date of Sale April 2, 2024
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$100,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2024 09:15:51 AM
\$32.00 PAYGE
20240405000095580

Alan C. Keith

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
 Other:

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 4-1-2024 Print Alan C. Keith

Unattested
 (verified by)

Sign Alan C. Keith
(Grantor/Grantee/ Owner/Agent) circle one