

**SEND TAX NOTICE TO:
Jackie R. and Lynda L. Criswell
2442 Vale Drive
Birmingham, AL 35244**

This instrument was prepared by:

A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

CORRECTIVE WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)** **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Jackie R. Criswell and spouse Lynda M. Criswell** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jackie Ray Criswell, Lynda Lee Criswell, Wesley David Criswell or Jack Gregory Criswell, Trustees or any Successor Trustee of the Jack and Lynda Criswell Family Trust dated the 26th day of February 2024.** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 1, Block 3 according to the map of Indian Valley, First Sector as recorded in Map Book 5, Page 43, in the Probate Office of Shelby County, Alabama.

Jack R. Criswell and Jackie Ray Criswell are one and the same person.

Lynda M. Criswell and Lynda Lee Criswell are one and the same person.

NO TITLE OPINION GIVEN.

THIS IS A CORRECTIVE DEED GIVEN PURSUANT TO SECTION 40-22-1, 1975 Code of Alabama, TO BE RE-RECORDED TO PERFECT TITLE AS EXPLAINED HEREIN. IT IS TO CORRECT THAT CERTAIN WARRANTY DEED FROM GRANTOR TO GRANTEE FILED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, AT 20240307000062660 ON THE 7TH DAY OF MARCH, 2024, WHICH CONTAINED A REFERENCE TO "SHAQUAN DAVIS AND SHAQUAN DAVIS SEALS ARE ONE AND THE SAME PERSON," WHICH SHOULD NOT HAVE BEEN INCLUDED; AND NO ADDITIONAL CONSIDERATION IS PAID AND THE PARTIES ARE THE SAME.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 9th day of April, 2024.

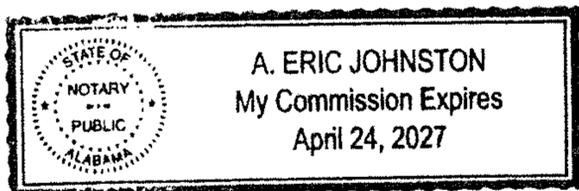
Jack R. Criswell
Jack R. Criswell
Lynda M. Criswell
Lynda M. Criswell

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jack R. Criswell** and **Lynda M. Criswell**, whose names are signed to the foregoing conveyance, and who are 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 the same bears date.

Given under my hand and official seal this 9th day of April, 2024.



A. Eric Johnston
A, Eric Johnston, Notary Public
My Commission Expires: 4-24-27

Real Estate Sales Validation Form

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

Grantor's Name Jackie R. and Lynda L. Criswell
Mailing Address 2442 Vale Drive
Birmingham, AL 35244

Grantee's Name Jackie R. and Lynda L. Criswell
Mailing Address 2442 Vale Drive
Birmingham, AL 35244

Property Address 2442 Vale Drive
Birmingham, AL 35244

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 384,000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2024 02:19:58 PM
\$35.00 PAYGE
20240409000102040

A. Eric Johnston

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 "Exempt 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 4.9.24

Print A. Eric Johnston

Unattested _____
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1