

This Instrument Was Prepared By:

Martin W. Evans
Evans & Evans Lawyers LLC
2001 Park Place North, Suite 540
Birmingham, AL 35203

Send Tax Notice To:

Oak Mountain Properties, LLC
7165 Old Overton Club Drive
Vestavia Hills, AL 35242

CORRECTIVE STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to the undersigned Grantor, DONOVAN H. GRAVLEE, JR., a married man (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto OAK MOUNTAIN PROPERTIES, LLC, an Alabama limited liability company, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Oak Mountain Commerce Place as recorded in Map Book 18, Page 58, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

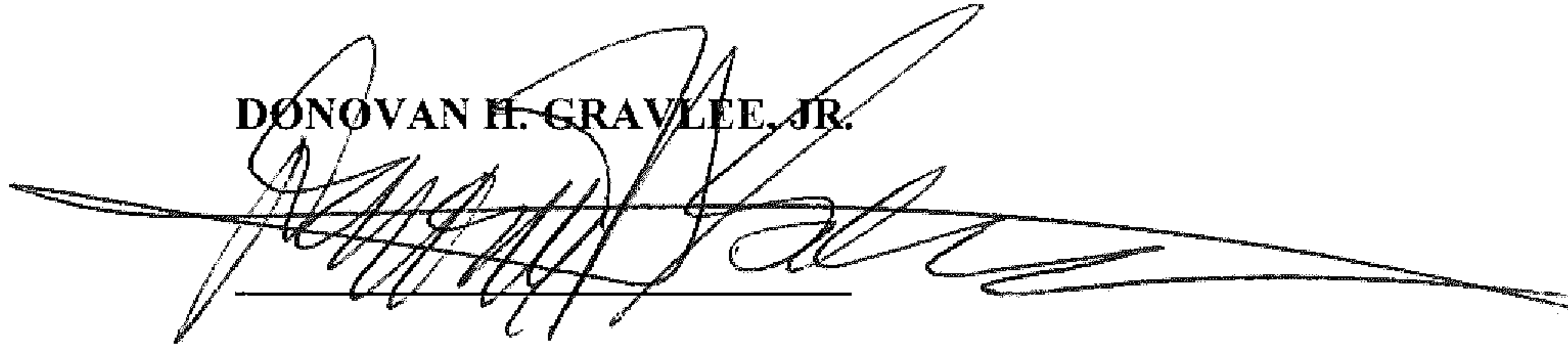
The subject property does not constitute the homestead of the Grantor or his spouse.

The purpose of this instrument is to correct the omission of the Grantor's marital status in the Statutory Warranty Deed recorded at Inst. # 2000-22714 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property unto the said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed to be effective as of the 7th day of March, 2000.

DONOVAN H. GRAVLEE, JR.



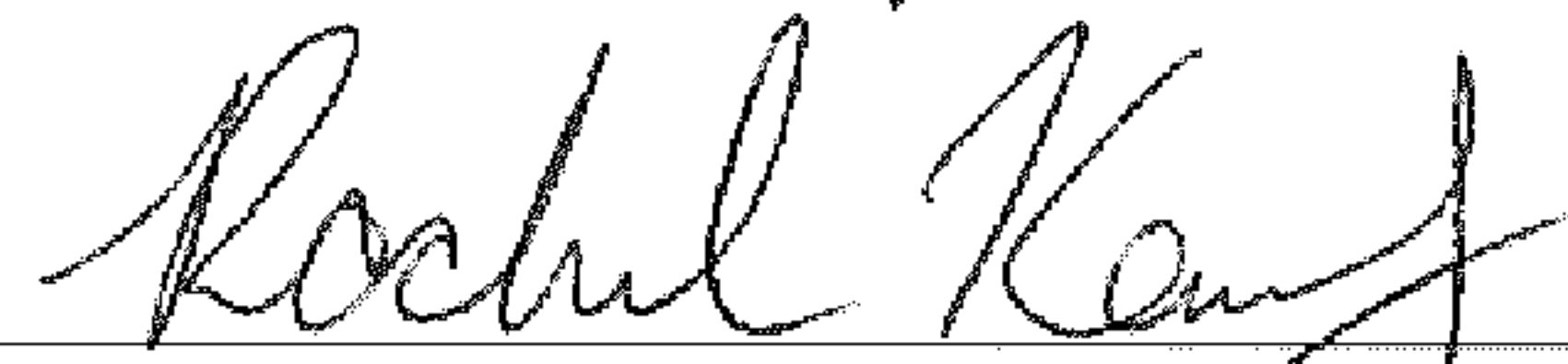
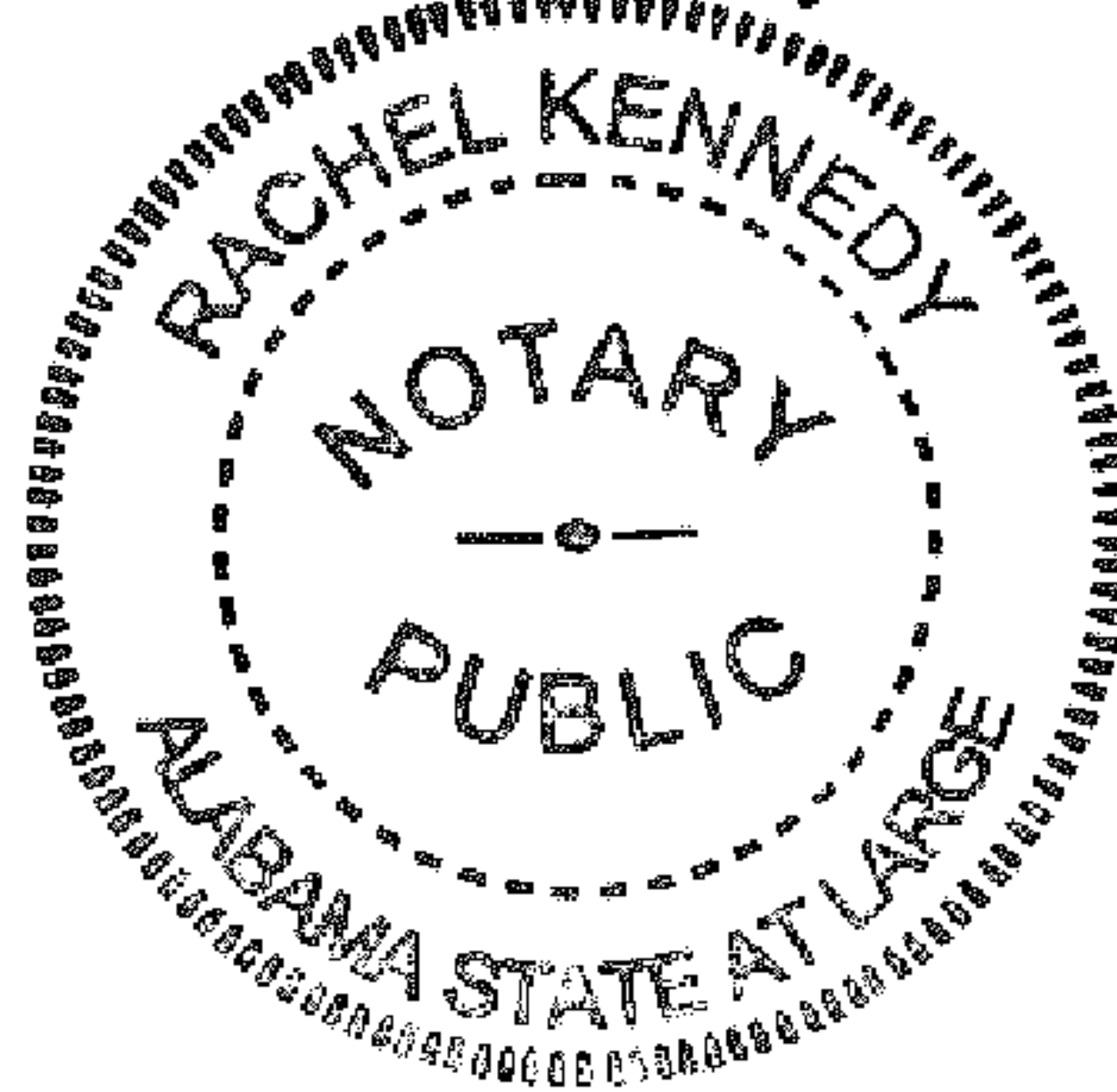
STATE OF ALABAMA)

:

JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Donovan H. Gravlee, Jr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 30th day of April, 2024.



Notary Public

My Commission Expires: June 14 2026

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

Grantor's Name	<u>Donovan H. Gravlee, Jr.</u>	Grantee's Name	<u>Oak Mountain Properties, LLC</u>
Mailing Address	<u>7165 Old Overton Club Drive</u> <u>Vestavia Hills, AL 35242</u>	Mailing Address	<u>7165 Old Overton Club Drive</u> <u>Vestavia Hills, AL 35242</u>
Property Address	<u>2226 Pelham Parkway</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>3/7/2000</u>
		Total Purchase Price	<u>\$10</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 To clear title to correct error in 2000-22714
☐ 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 May 1, 2024

Print: Martin W. Evans

☒ Unattested

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

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2024 11:42:26 AM
\$29.00 BRITTANI
20240501000126910

Form RT-1

Ann S. Boyd