


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH INFORMATION PROVIDED BY GRANTORS

PREPARED BY:
SCOZZARO LAW, LLC
P.O. Box 548
Helena, AL 35080
35080
(205) 624-3367

SEND TAX NOTICE TO:
Jamie Smith Bachman
6206 Highway 17
Helena, AL

DEED OF CORRECTION

STATE OF ALABAMA)
SHELBY COUNTY)


20240523000154100 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
05/23/2024 01:17:54 PM FILED/CERT

Know All Men by these Presents that, **Jamie Smith Bachman as Personal Representative of the Estate of Robert Lamar Smith**, executed a Administrator’s Deed, filed on May 16, 2024 and listed as Instrument # 20240516000144890, that transferred the property located at 6206 Highway 17, Helena, AL 35080 from the Estate of Robert Lamar Smith to Jamie Smith Bachman and Jason Bachman, husband and wife.

WHEREAS, the following error was made in the aforementioned deed:

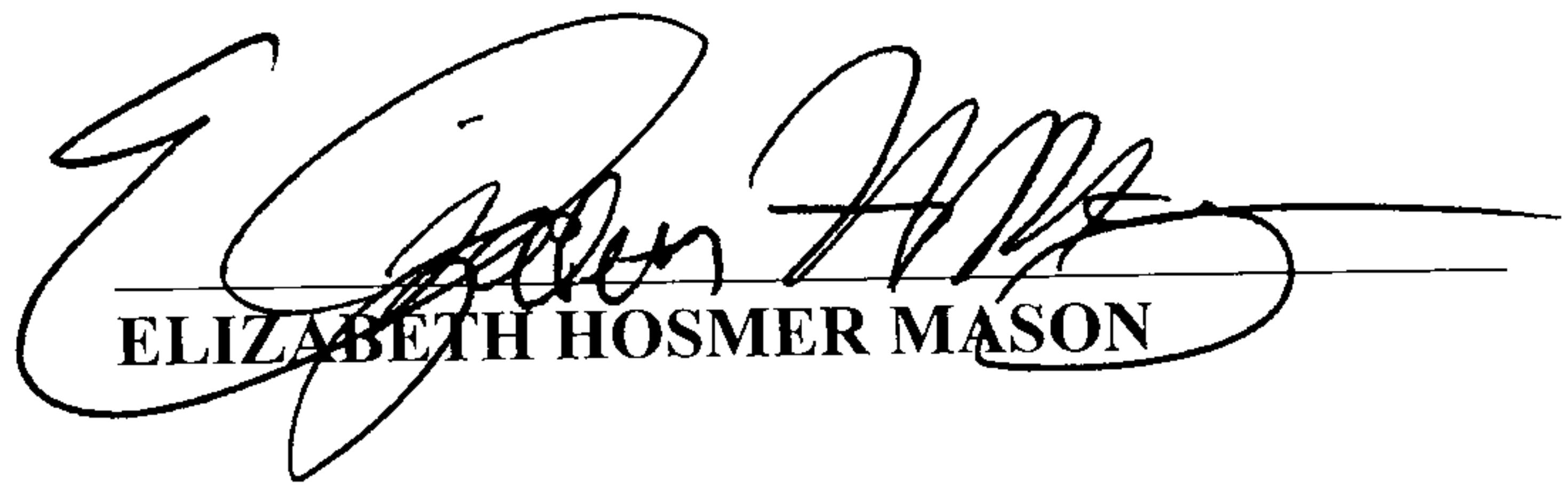
1. On page one (1) in the legal description of the property incorrectly identified the property.

WHEREAS, undersigned trustees file this Deed of Correction to change any reference to the legal description on page one (1) of said original May 16, 2024 deed to reflect the following legal description:


Lot 4 of SUNNY BROOK more particularly described as follows: Begin at the southwest corner of North-East quarter of the North-East quarter of Section 33, Township 20 South, Range 3 West; thence in an easterly direction along the south boundary of said quarter-quarter section 67.04 feet; thence turn an angle of 77 degrees and 23 minutes to the left in a northeasterly direction of 265.62 feet; thence turn an angle of 4 degrees and 17 minutes to the left in a northeasterly direction 150.00 feet to the point of beginning; thence turn an angle of 86 degrees and 24 minutes to the right in a south-easterly direction 231.86 feet to intersection with the west right-of-way boundary of a public road, said intersection being in a curve turning to the left, having a central angle of 12 degrees and 52 minutes, having a radius of 980.89 feet and having a chord 215.00 feet, said chord forming an angle of 112 degrees and 03 minutes to the left; thence in a northwesterly direction along the area of said curve

215.15 feet; thence in northwesterly direction along a straight line tangent to said arc 217.24 feet; thence turn 73 degrees and 47 minutes to the left in a westerly direction 140 feet; more or less, to the east boundary of waters edge as it now exists; thence in a southeasterly direction along the east boundary of said waters edge 415 feet, more or less; thence in an easterly direction along a straight line 20 feet, more or less, to the point of beginning, said straight line also being in a straight line with the above mentioned line having a distance of 231.86 feet as recorded in Map Book 275, Page 732, in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, I the undersigned attorney having drafted the May 16, 2024 deed have set my hand and seal to this DEED OF CORRECTION on this the 21 day of May, 2024.

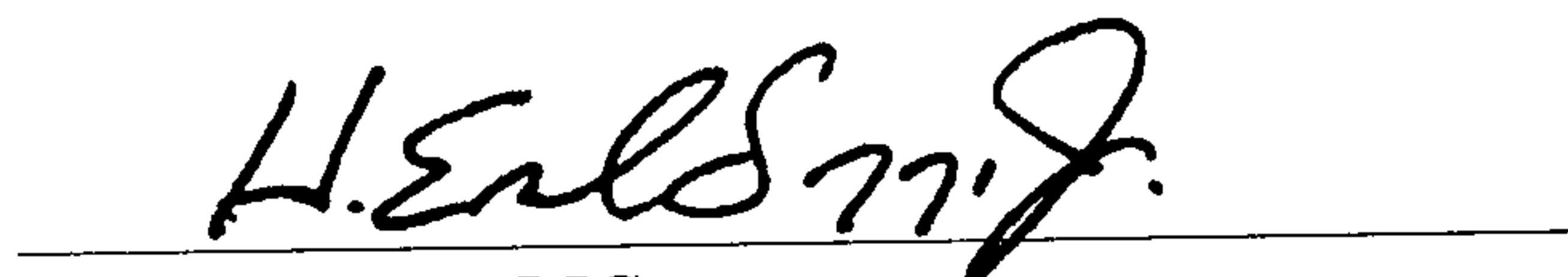

ELIZABETH HOSMER MASON

STATE OF ALABAMA)
SHELBY COUNTY)


20240523000154100 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
05/23/2024 01:17:54 PM FILED/CERT

Before me, a Notary Public in and for said state and county, appeared Elizabeth Hosmer Mason whose name is signed to the foregoing Deed of Correction to acknowledge that being informed of the contents of this instrument she executes the same voluntarily on this 21 day of May, 2024.




NOTARY PUBLIC
My Commission Expires: 11/21/26

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Robert L. Smith Grantee's Name Jamie + Jason Bachman
Mailing Address 6206 Highway 17 Mailing Address 6206 Highway 17
Helena, AL 35080 Helena, AL 35080

Property Address 6206 Highway 17 Date of Sale May 15, 2024
Helena, AL 35080 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 281,190

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 Tax Assessor
 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 a
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 3/15/24 Print Elizabeth H. Mason
 Unattested Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one