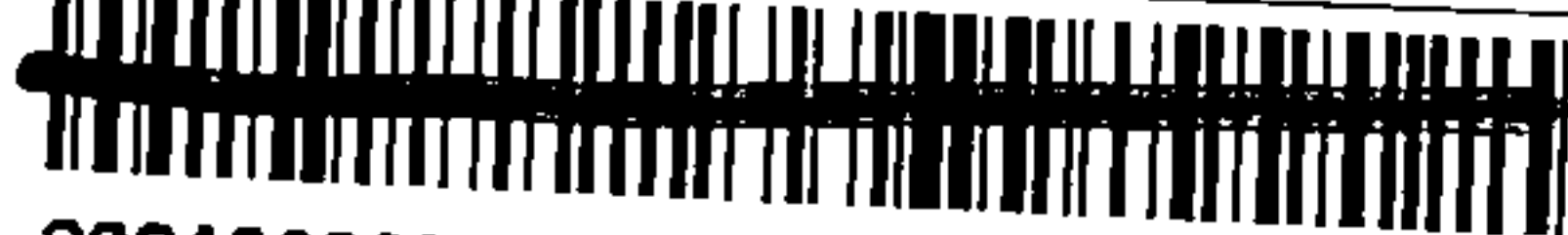




20240613000176100 1/4 \$32.00
 Shelby Cnty Judge of Probate, AL
 06/13/2024 08:10:09 AM FILED/CERT



20240606000168680 1/4 \$956.00
 Shelby Cnty Judge of Probate, AL
 06/06/2024 11:50:53 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223		Send Tax Notice To: Gregory Robinson and Cherie Robinson 113 Perry Place Birmingham, AL 35242
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STATE OF ALABAMA)

CORRECTIVE
JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Nine Hundred Twenty Five Thousand and No/100 Dollars, (\$925,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **David C. Watts, an unmarried man and Lynn D. Watts, an unmarried woman** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Gregory Robinson and Cherie Robinson**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

18-26

Lot ~~18-27~~, according to the Survey of Mt. Laurel, Phase IIIB, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

Existing covenants and restrictions, easements, building lines and limitations of record.
 This deed is being re-recorded to correct the lot number to read 18-26 instead of 18-27.

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR'S 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 hereinabove 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; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

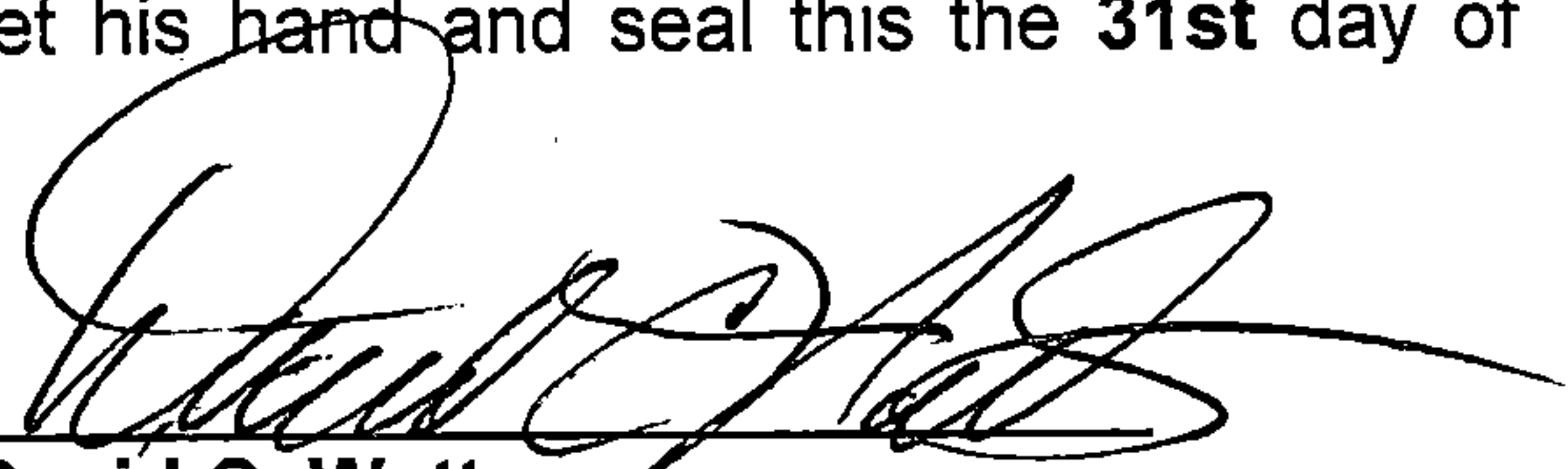
Shelby County, AL 06/06/2024
 State of Alabama
 Deed Tax: \$925.00

20240613000176100 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
06/13/2024 08:10:09 AM FILED/CERT

20240606000168680 2/4 \$956.00
Shelby Cnty Judge of Probate, AL
06/06/2024 11:50:53 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 31st day of May, 2024.


Witness


David C. Watts

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

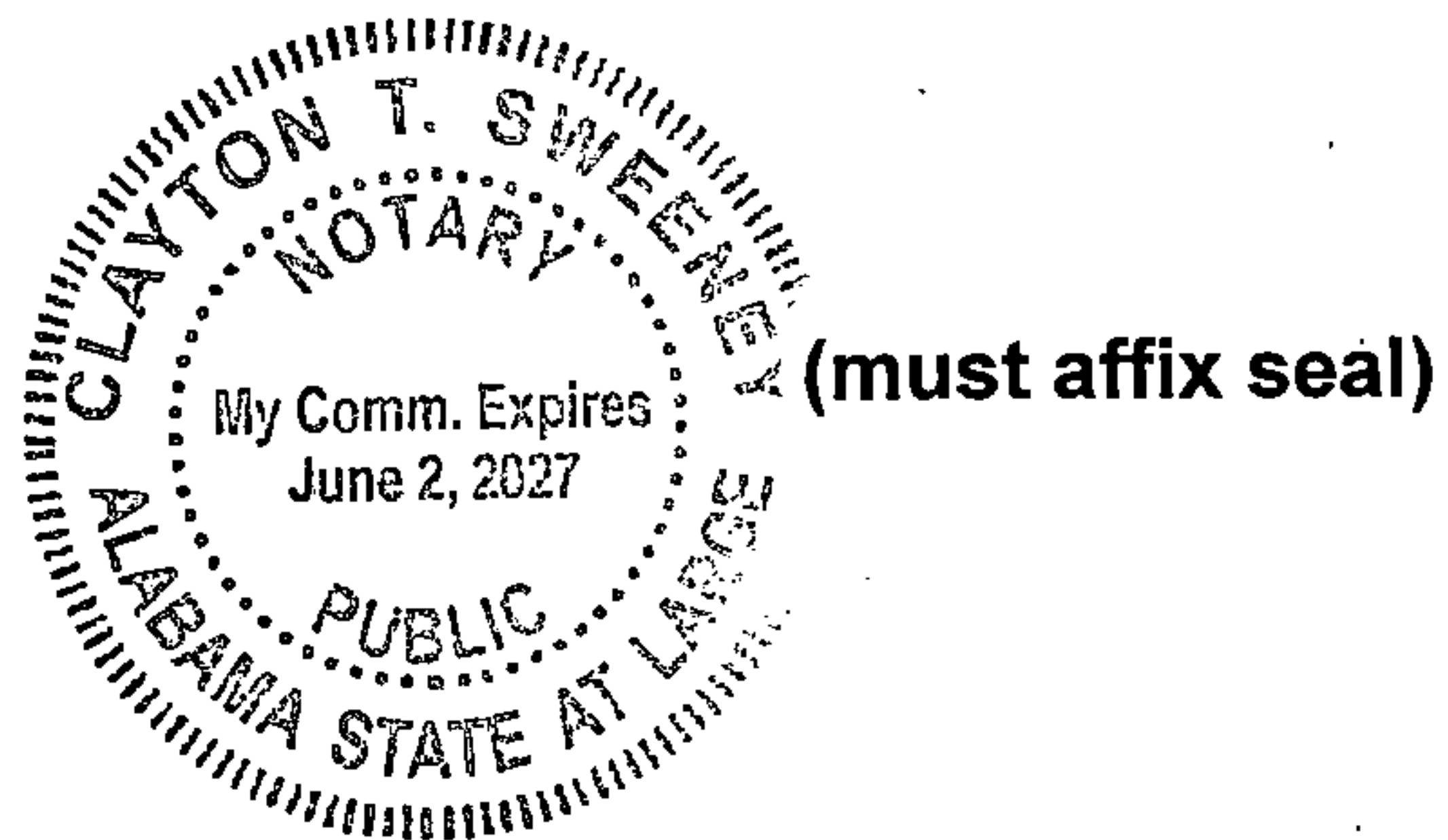
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David C. Watts, an unmarried man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of May, 2024.



NOTARY PUBLIC

My Commission Expires: 06-02-2027



20240613000176100 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
06/13/2024 08:10:09 AM FILED/CERT

20240606000168680 3/4 \$956.00
Shelby Cnty Judge of Probate, AL
06/06/2024 11:50:53 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 29 day of **May, 2024.**

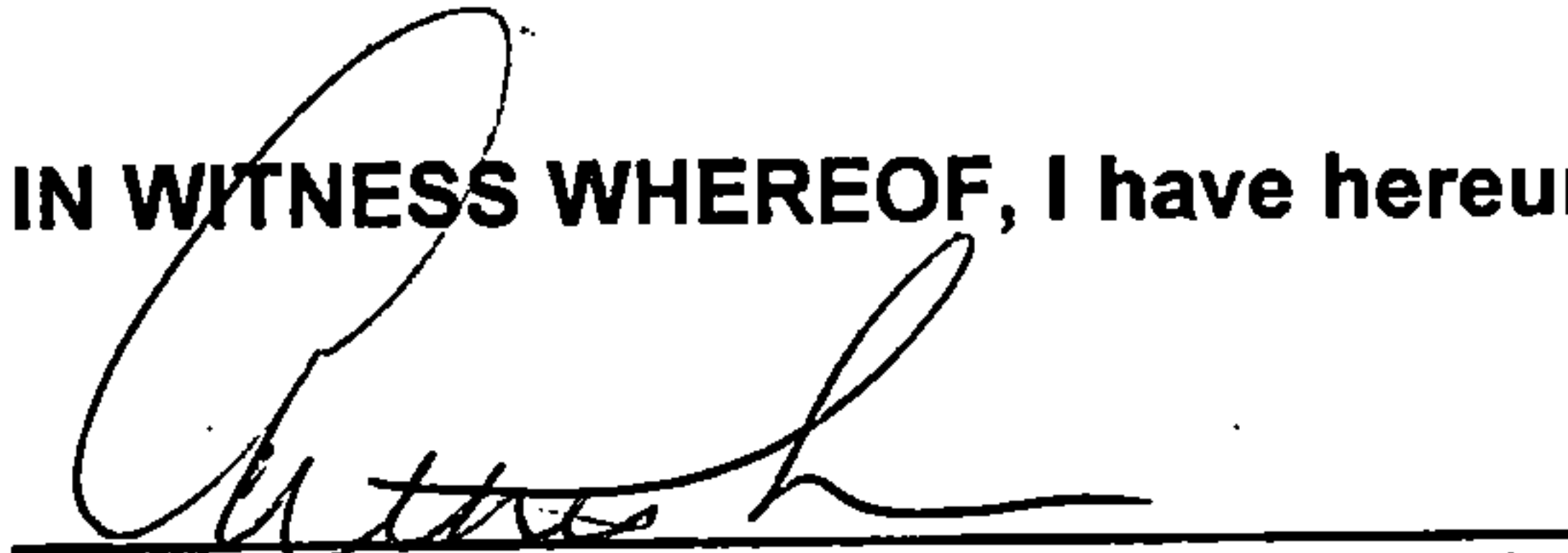

Witness


Lynn D. Watts

STATE OF FLORIDA)
COUNTY OF WALTON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lynn D. Watts, an unmarried man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of May, 2024.


NOTARY PUBLIC

My Commission Expires: April 5, 2025

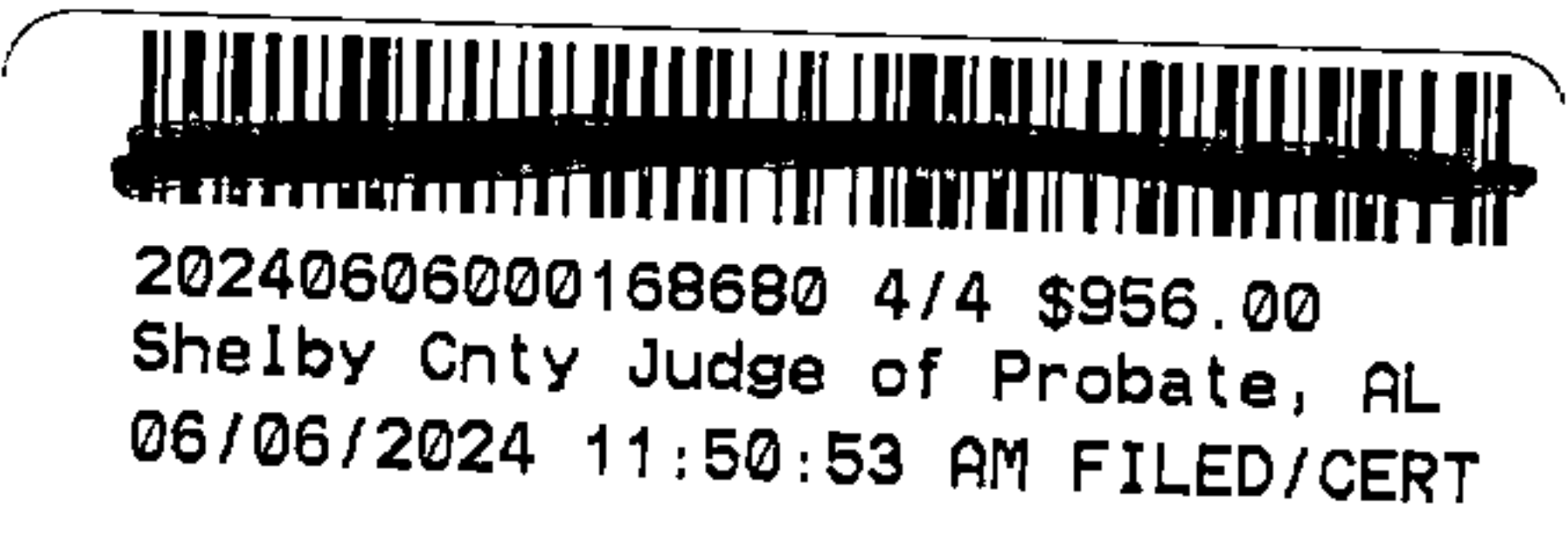


CATHERINE LUCAS
Commission # HH 113936
Expires April 5, 2025
Bonded Thru Budget Notary Services
(must affix seal)

Real Estate Sales Validation Form

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

Grantor's Name	David C. Watts and Lynn D. Watts	Grantee's Name	Gregory Robinson and Cherie Robinson
Mailing Address	130 Narrows Creek Drive Birmingham AL 35242	Mailing Address	113 Perry Place Birmingham, AL 35242
Property Address	113 Perry Place Birmingham, AL 35242	Date of Sale	<u>May 31, 2024</u>
		Total Purchase Price	\$ <u>925,000.00</u>
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	\$ _____



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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Deed - Corrective Deed |
| <input checked="" type="checkbox"/> 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: 05-29-24

Unattested (verified by)

Print David C. Watts & Lynn D. Watts

 (Grantor/Grantee/Owner/Agent) circle one

