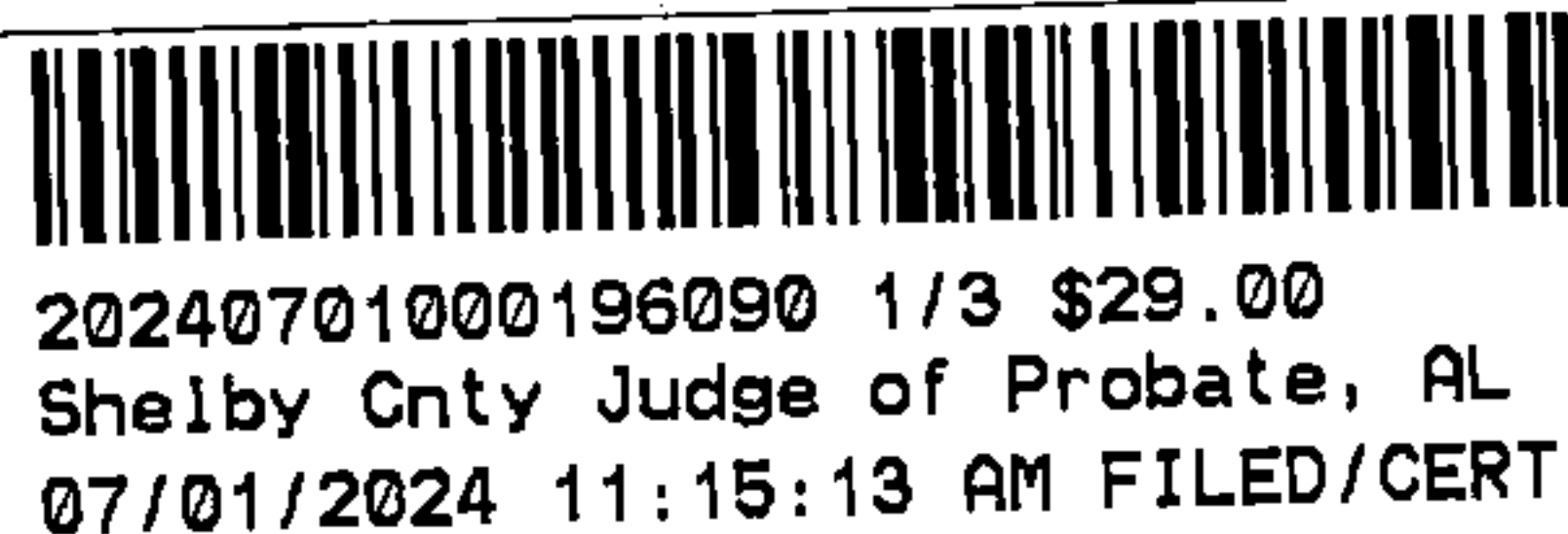


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:

CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY FIVE THOUSAND DOLLARS AND NO/00 DOLLARS (\$45,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Yellowleaf Campground, LLC** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Donald Reilly and Emma Reilly, as joint tenants with right of survivorship** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See attached Exhibit "A" for legal description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record.

The purpose of this deed is to correct the legal description in Inst. No. 20240319000075030, Probate Office, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of June 2024

Yellowleaf Campground, LLC

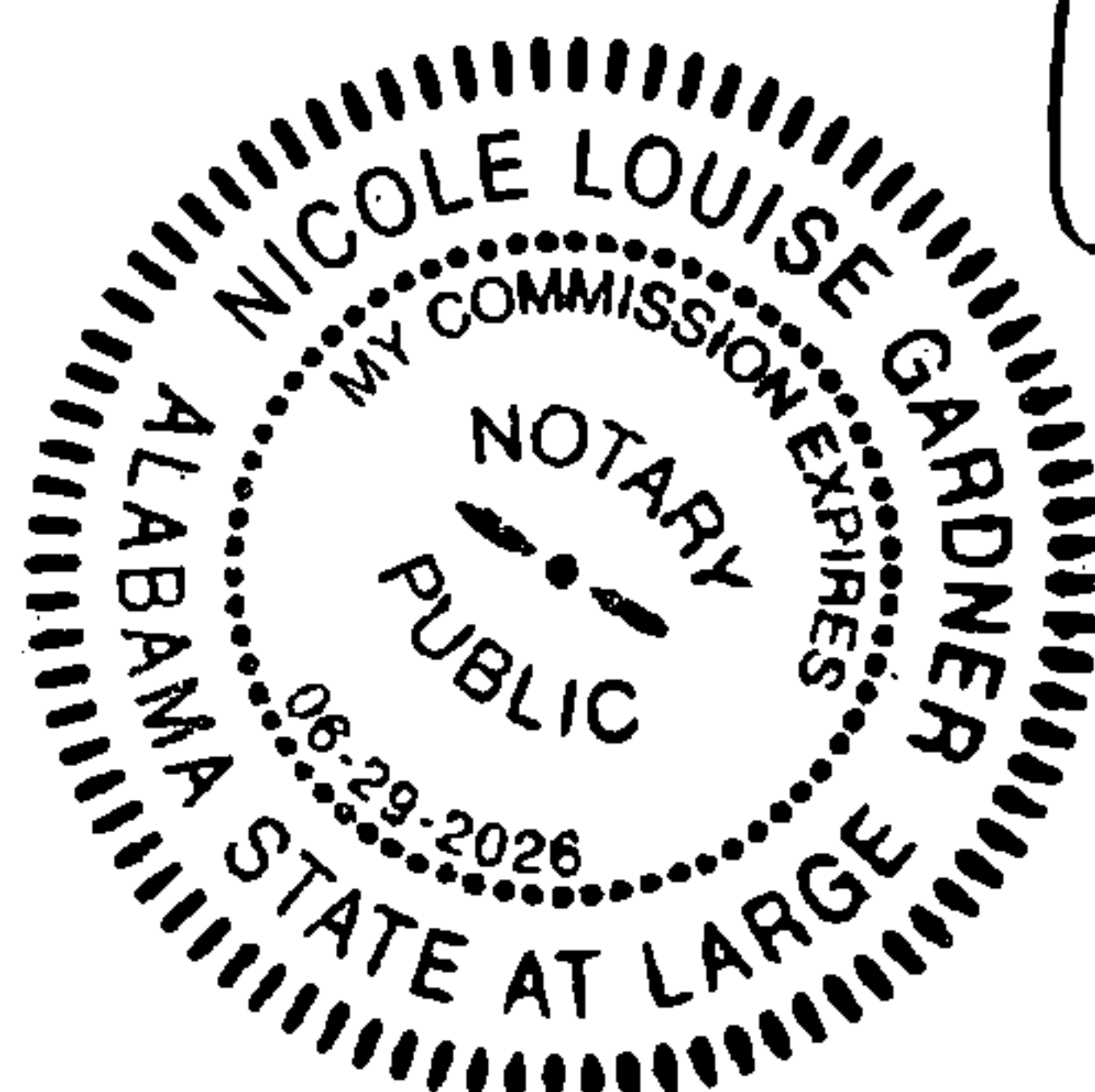
By: Josh Mims

As: **Managing Member**

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Yellowleaf Campground, LLC** whose names are 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June 2024.



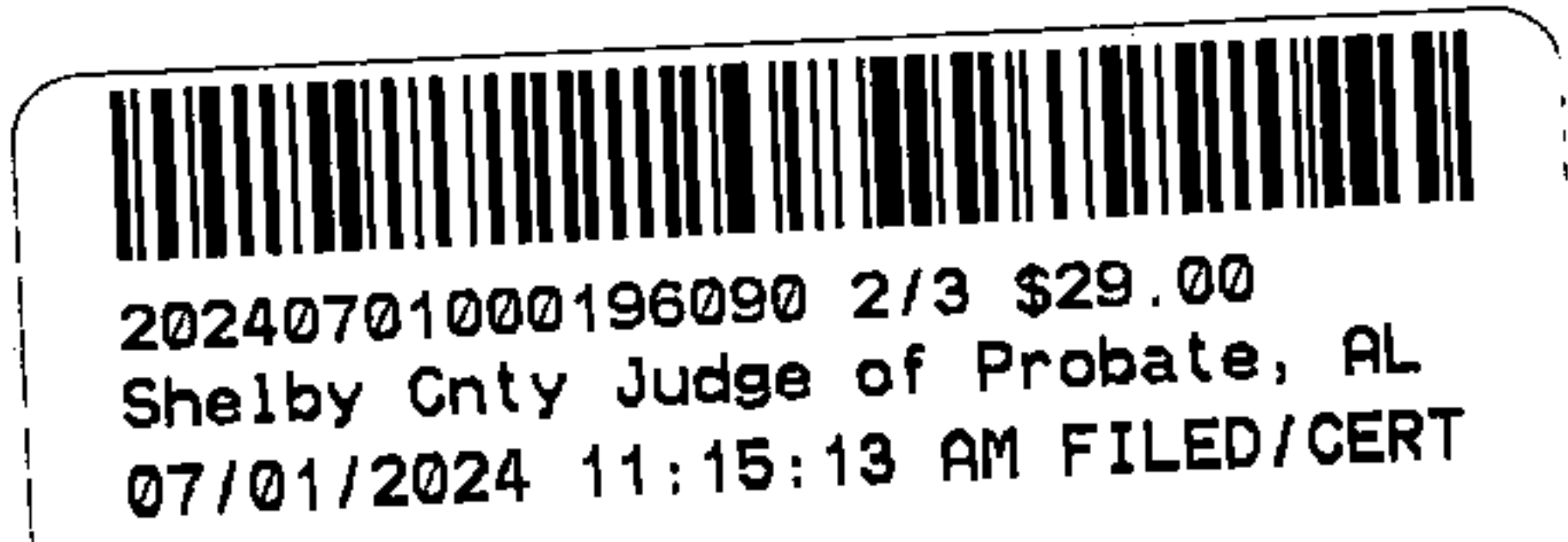
Nicole Louise Gardner
Notary Public

My Commission Expires: 08-29-2026

Exhibit “A” – Legal Description

The following described property situated in the Southwest ¼ of the Northwest ¼ of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at a found ½” rebar capped “CA1084LS” being the Northwest corner of the West ½ of the Southeast ¼ of Section 8 of said Township and Range and run N 89°52’16” E for a distance of 2345.49’ to a set ½” capped rebar stamped “CA1084LS” and the POINT OF BEGINNING of the parcel of the land herein described; thence continue last described course N 89°52’16” E for a distancer of 210.00’ to a set ½” capped rebar stamped “CA1084LS” on the westerly RIGHT OF WAY Shelby County Highway No. 25; thence run along said RIGHT OF WAY line N 11°28’11” E for a distance of 210.00’ to a set ½” capped rebar stamped “CA1084LS”; thence leaving said RIGHT OF WAY line, run S 89°52’18” W for a distance of 210.00’ to a set ½” capped rebar stamped “CA1084LS”; thence run S 11°28’11” W for a distance of 210.00’ to the POINT OF BEGINNING.





20240701000196090 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/01/2024 11:15:13 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Yellow Leaf Campground
Mailing Address 50 Dusty Way
Harpersville AL
35018

Grantee's Name Donald Reilly
Mailing Address 3416 Kinross Cir
Peiham AL
35124

Property Address 36721 Hwy 25
Harpersville AL
35018

Date of Sale 6-28-24
Total Purchase Price \$ 45,000.00
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)

☐ 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 _____

Print _____

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1