

**This Corrective Quit Claim is being recorded to reflect the proper notary acknowledgement in that certain Quit Claim Deed filed for record in Instrument#: 20220524000209860.*

FILE#: E-4484

INSTRUMENT PREPARED BY
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Grantees Address:
Charlotte Conwell
466 Mountain Forest Trail
Calera, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

CORRECTIVE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE THOUSAND DOLLARS (\$1,000.00), and other good and valuable consideration in hand paid to Dorothy L. Stephens, an unmarried woman (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Charlotte S. Conwell (hereinafter referred to as "Grantee(s)"), hereby remises, releases, quitclaims, grants, sells, and conveys unto Grantee(s), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights of way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee(s), forever.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above-described real estate on the terms listed on the attached Exhibit "B".

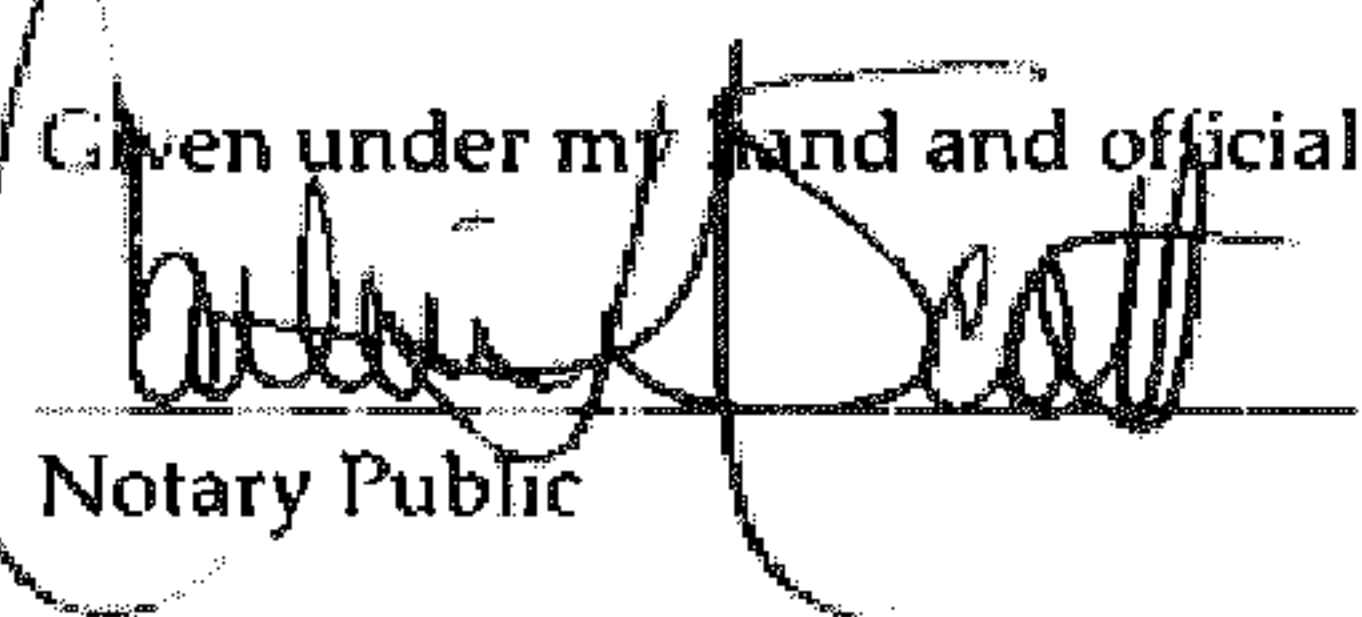
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of August 2024.


Dorothy L. Stephens

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Dorothy L. Stephens 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 conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August 2024.


Notary Public

My Commission Expires:

7-22-2026

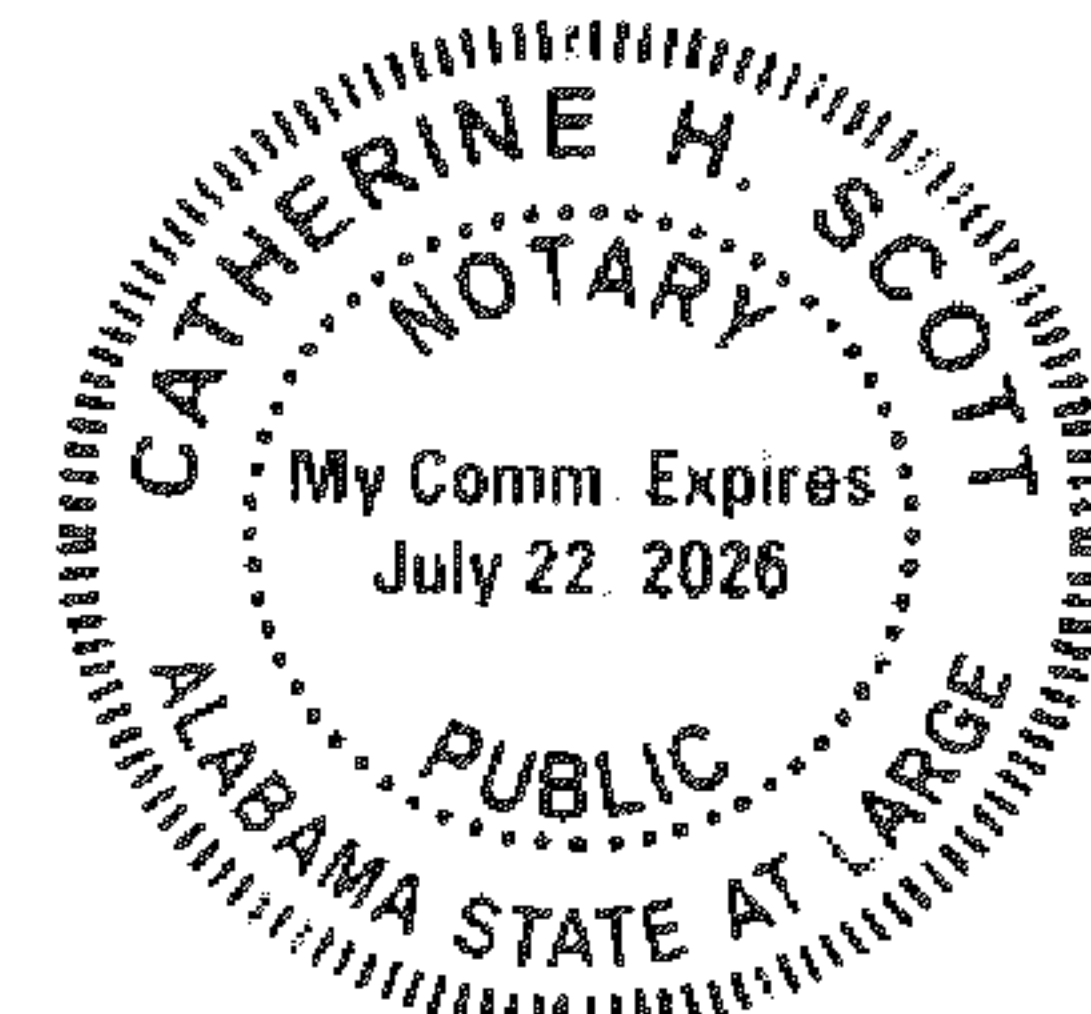


EXHIBIT A

20220824000200000 4/5 \$204.00
Shelby Only Judge of Probate, AL
08/24/2022 11:04:34 AM FILED/CERT

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The West half of the SW $\frac{1}{4}$ of Section 4; Also, (that part of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 5 lying East on a line described as follows, to-wit: Beginning at a point on the North line of said E $\frac{1}{2}$ of the SE $\frac{1}{4}$ which is 10.25 chains East of the Northwest corner of said E $\frac{1}{2}$ of SE $\frac{1}{4}$; running thence South 11 chains; thence South 34 deg. 30' West 14.09 chains to Shoal Creek; and thence Southeasterly up the run of said creek to its intersection with the South line of said E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 5; Also, all that part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, in the Southwest corner thereof which lies South of the right of way of the B. B. & B. Branch of the Southern Railway; Also, all those parts of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 9, and E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 8, which are located within the following described lines and boundaries, to-wit: Beginning at a point of intersection of the Westerly line of the right of way of Southern Railway with the North line of said Section 9; run thence Southwesterly along said right-of-way line to its intersection with the North line of the Southern Railway "Y" right of way; thence Westerly along and following the curvature of said "Y" right of way line to its intersection with the East right of way line of the said B. B. & B. Branch of said railway; thence Northerly along said mentioned line to its intersection with Shoal Creek; thence Northwesterly down the run of said creek to its intersection with the North line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 8; thence East along the North line of said Section 8 and 9 to point of beginning; Also, all of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 9 lying West of the right of way of the said B. B. & B. Branch of said railway, except such part on and in the South part thereof as is cut off and excluded and bounded on the West and Northeast by the following described line, to-wit: Commencing at the Southwest corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 8, running thence North 4 degrees East 14,186 chains; thence South 55 deg. 10' East 857 feet which point is the Southwest corner of a lot heretofore known as the Ambrose lot; thence North 10 deg. 30' East 209 feet; thence South 55 deg. 10' East, 209 feet; thence South 10 deg. 30' West, 209 feet; thence South 55 deg. 10' East, 284 feet, more or less, to the West line of the right of way of said B.B. & B. Branch; Also, excepting from this conveyance certain lots No. 1 to 6, both inclusive, according to a survey and allotment made by Theodore O. Sparks for J. W. Little, on August 7, 1913, and which lots include and embrace a parcel of land described as follows: To locate the beginning point of description of the excepted lots, start at the Northwest corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 8; run thence South 169.1 feet and thence North 89 deg. 30' East, 687-3/4 feet, which point is the Northwest corner of the parcel hereby excepted; from this point of beginning, run South 30 min. East, 530.6 feet; thence North 89 deg. 30' East, 160 feet; thence North 30 min. West, 530.6 feet and thence South 89 deg. 30' West, 160 feet to the point of beginning of said parcel hereby excluded; Also, except from this conveyance all rights of easements of the public, in and upon the public highway on said lands hereby conveyed; The rights of way of Railway lines and "Y" hereinabove referred to include and comprise a strip of land extending 50 feet on either side of the center line of the respective lines and "Y" referred to and running parallel with center lines respectively; All of said lands hereby conveyed being in Township 24 North, Range 12 East, and being the lands heretofore known and called "The J. W. Little Farm"; containin in all 197 acres, more or less, and being situated in Shelby County, Alabama, LESS AND EXCEPT 6.102 acres, more or less, heretofore conveyed to the Housing Authority of the Town of Montevallo, Alabama, the same being more particularly described as follows: Commencing at a stone marking the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 24 North, Range 12 East of the St. Stephens Meridian, run South 51 deg. 49'.

Legal



20220024000200000 5/5 \$204.00
Shelby Cnty Judge of Probate, AL
06/24/2022 11:54:34 AM FILED/CERT

EXHIBIT A, PAGE 2

West 35.85 feet; thence North 34 deg. 38' West 746.80 feet to a point on a fence and hedge row, 25 feet Westerly from the center line of Church Street as a point of beginning; thence run North 54 deg. 25' West with said fence and hedge row for 180.56 feet; thence run South 12 deg. 03' West with a fence and hedge row, for 205.40 feet; thence run North 54 deg. 05' West with a fence and hedge row 810.53 feet to a point 25 feet Easterly from the centerline of Depot Street; thence run North 21 deg. 50' West parallel to the centerline of Depot Street for 268.57 feet; thence run South 69 deg. 21' East 744.49 feet to the end of a fence and hedge row; thence run South 89 deg. 14' East along said fence and hedge row for 152.41 feet, to a point 25 feet Westerly from the centerline of Church Street; thence run South 07 deg. 52' East, parallel to the centerline of Church Street for 121.11 feet; thence run South 18 deg. 11' East, parallel to the centerline of Church Street, for 257.33 feet to the point of beginning.

Legal

Containing 191 acres, more or less, subject to easements and rights of way of record.

Situated, lying and being in Shelby County, Alabama.

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AUG 28 '91 9 27

Deed. 85.00
Rec. 55.00
Sub 1.00
91.50

Exhibit "B"

TERMS OF LIFE ESTATE

20220524000209860 2/5 \$284.00
Shelby Cnty Judge of Probate, AL
05/24/2022 11:54:34 AM FILED/CERT

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantors life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: SEE EXHIBIT A

Mail Tax Statements To:
CHARLOTTE S. CONWELL
466 MOUNTAIN FOREST TRAIL
CALERA, Alabama 35040

[SIGNATURE PAGE FOLLOWS]

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

File #: E-4484

Grantor's Name Dorothy L. Stephens
 Mailing Address 466 Mountain Forest Trail
Calera, AL 35040

Property Address Stephens Street
Wilton, AL 00000

Grantee's Name Charlotte S. Conwell
 Mailing Address 466 Mountain Forest Trail
Calera, AL 35040
 Date of Sale 8/29/2024
 Total Purchase Price _____
 Or
 Actual Value \$0.00 CORRECTIVE DEED
 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
X Other: CORRECTIVE DEED NO VALUE

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 8-29-2024 Print Catherine H. Scott
 _____ Unattested _____ Sign Catherine H. Scott
 (verified by) (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/03/2024 08:16:20 AM
 \$35.00 JOANN
 20240903000272250

Form RT-1*Allen S. Bayl*