

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 **SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/00 DOLLARS (\$7,500.00)**, 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, ***Lori Ann Robinson, a married woman and Robert Clay Heatherly, a single man*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Rodney Layne Smith and Victoria Lynne Smith, 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, 2024.
2. Easements, restrictions, rights of way, and permits of record.

The purpose of this deed is to correct Instrument No. 20240715000214390, Probate Office, Shelby County, Alabama, to add subject to Life Estate in Jeanette E. Heatherly as reserved in Instrument No. 1999-28855, 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.

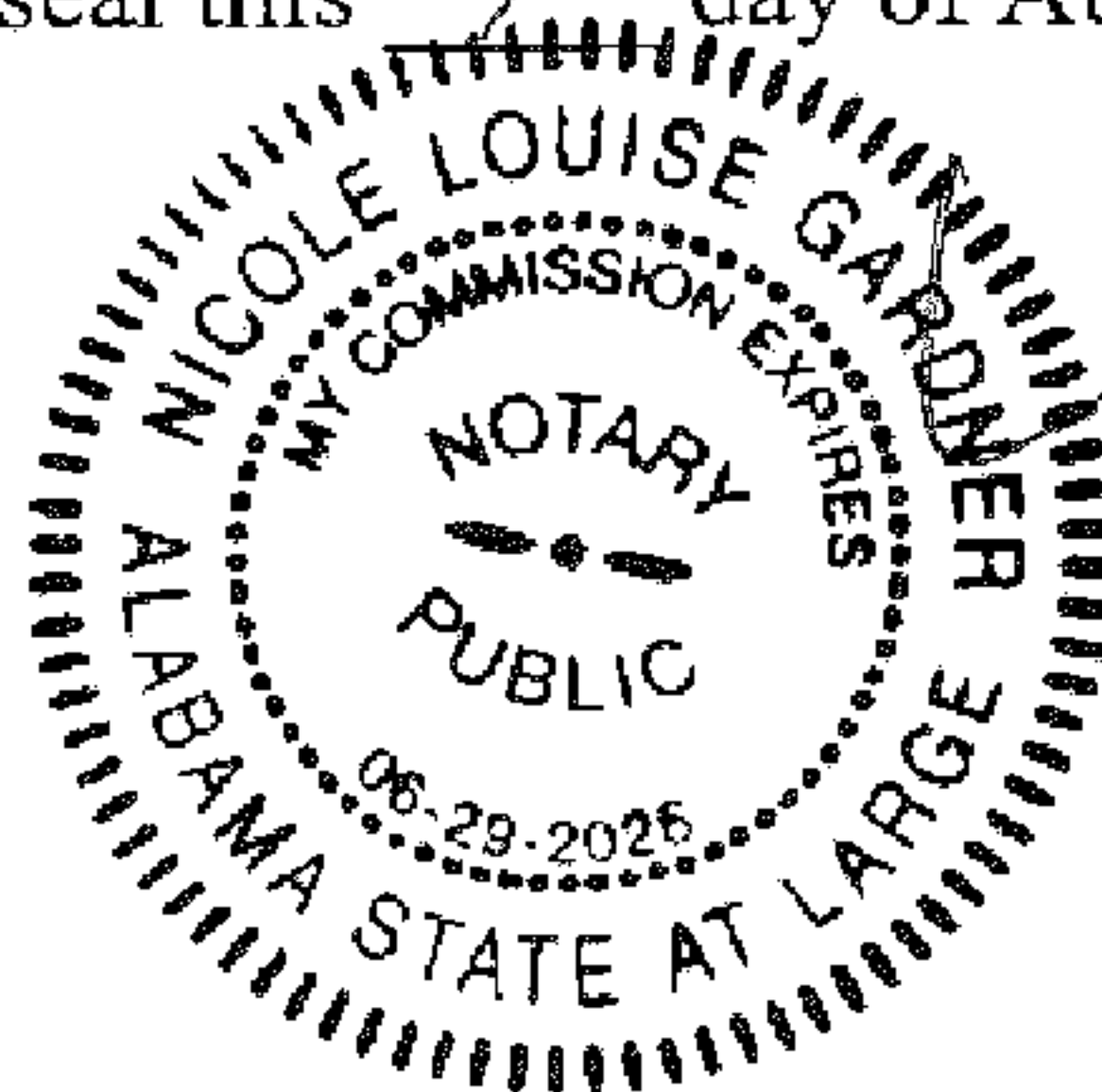
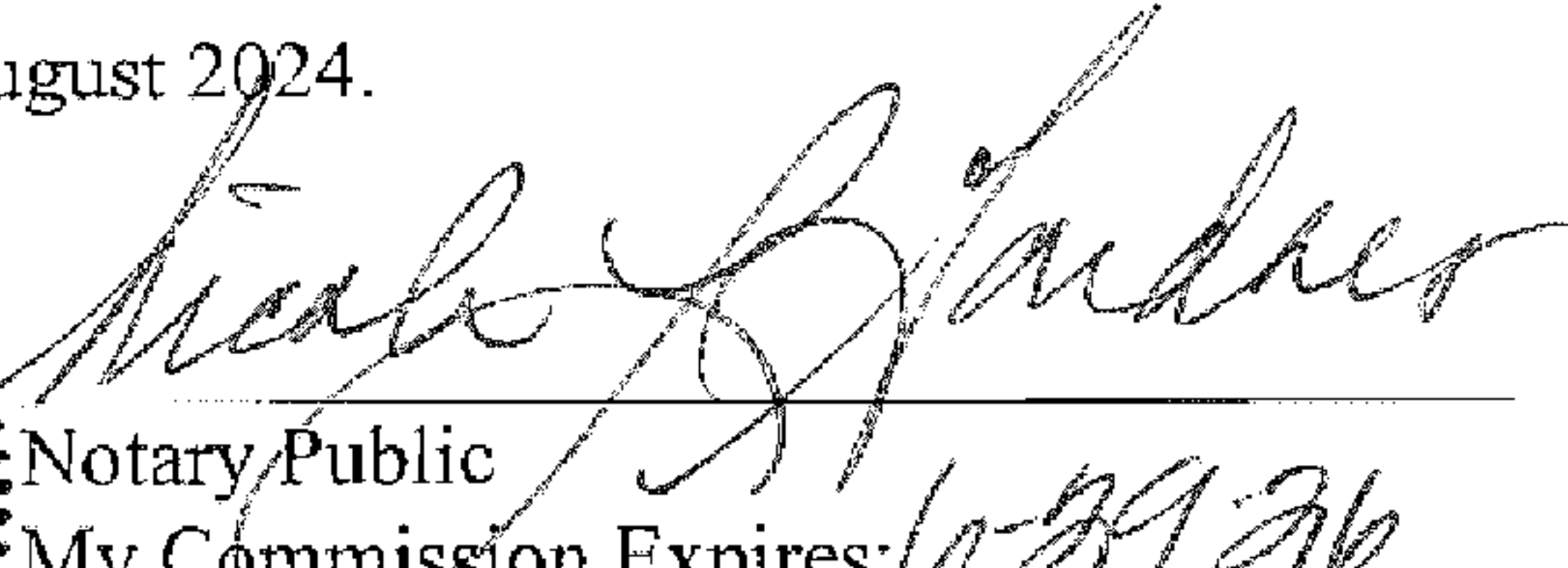
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of August 2024

_____ 
Robert Clay Heatherly

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Robert Clay Heatherly*** 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 9th day of August 2024.

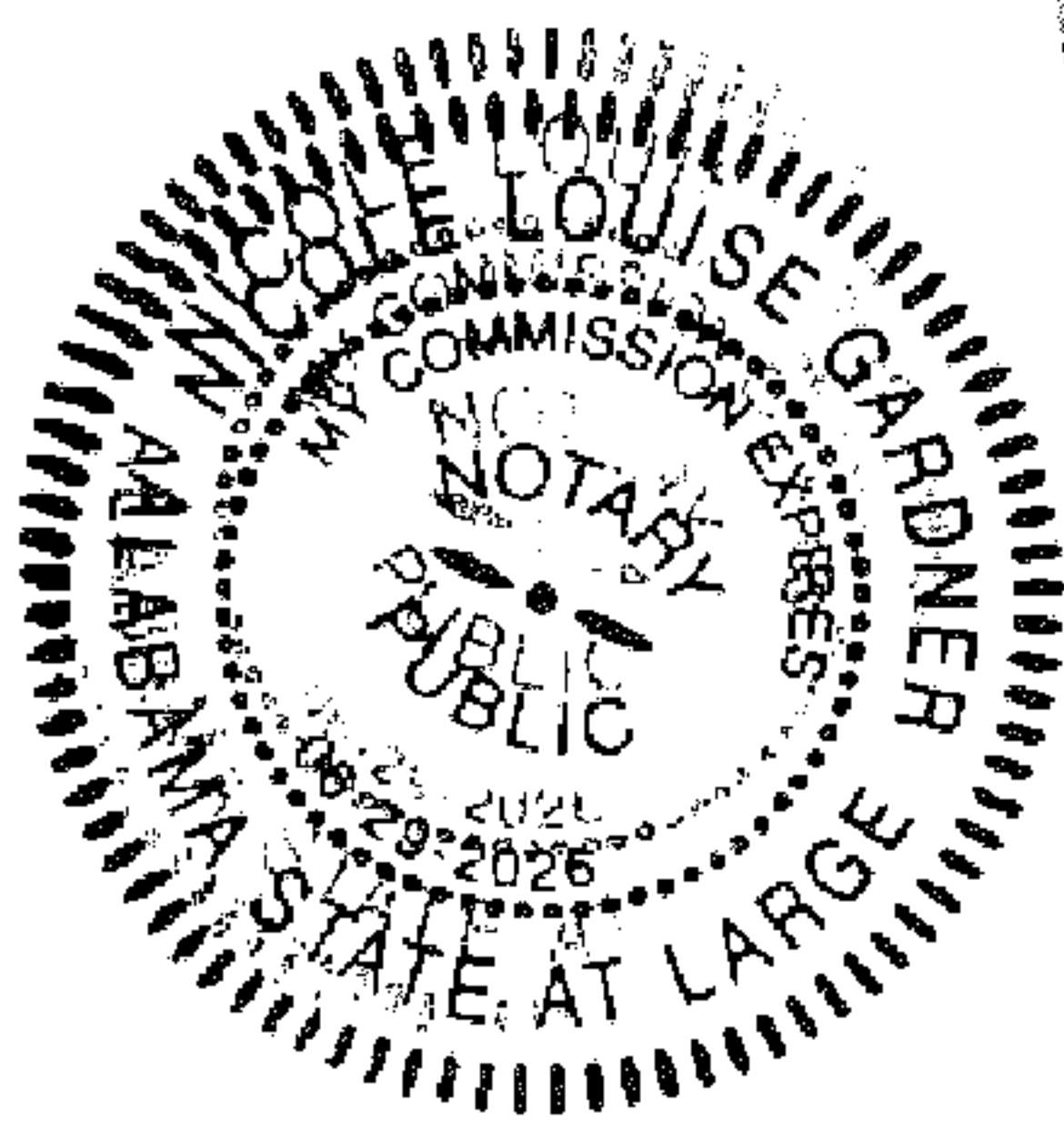
 
Notary Public
My Commission Expires: 6-29-26

Lori Ann Robinson
Lori Ann Robinson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Lori Ann Robinson** 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 31st day of August 2024.

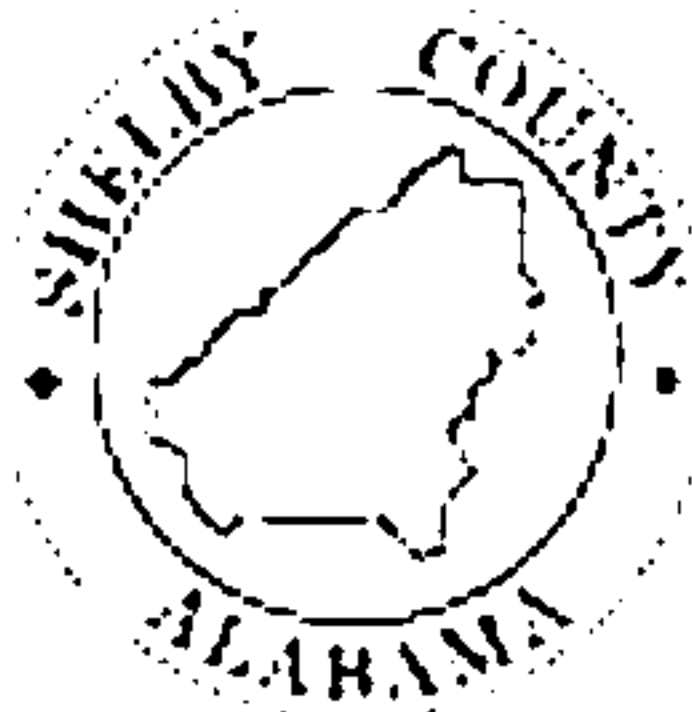


Nicole Louise Gardner
Notary Public
My Commission Expires: 08-29-2026

Exhibit "A" – Legal Description

Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 87 degrees 55 minutes 50 seconds East a distance of 200.00 feet; thence North 88 degrees 24 minutes 32 seconds East a distance of 1039.23 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 377.58 feet to the POINT OF BEGINNING; thence continue South 00 degrees 00 minutes 00 seconds West a distance of 312.32 feet to the approximate centerline of Beeswax Creek; thence South 57 degrees 26 minutes 18 seconds West and along said centerline of creek a distance of 4.76 feet; thence South 78 degrees 05 minutes 40 seconds west and along said centerline of creek a distance of 29.48 feet; thence South 87 degrees 07 minutes 20 seconds West and along said centerline of creek a distance of 30.45 feet; thence North 74 degrees 37 minutes 42 seconds West and along said centerline of creek a distance of 27.68 feet; thence North 60 degrees 35 minutes 53 seconds West and along said centerline of creek a distance of 48.49 feet; thence North 48 degrees 00 minutes 54 seconds West and along said centerline of creek a distance of 62.87 feet; thence North 62 degrees 00 minutes 43 seconds West and along said centerline of creek a distance of 18.63 feet; thence South 87 degrees 40 minutes 44 seconds West and along said centerline of creek a distance of 59.45 feet; thence South 73 degrees 49 minutes 54 seconds West and along said centerline of creek a distance of 20.79 feet; thence South 32 degrees 29 minutes 28 seconds West and along said centerline of creek a distance of 45.44 feet; thence South 53 degrees 52 minutes 12 seconds West and along said centerline of creek a distance of 18.23 feet; thence South 78 degrees 39 minutes 39 seconds West and along said centerline of creek a distance of 20.95 feet; thence South 89 degrees 23 minutes 40 seconds West and along said centerline of creek a distance of 22.68 feet; thence South 63 degrees 23 minutes 28 seconds West and along said centerline of creek a distance of 15.18 feet; thence South 49 degrees 27 minutes 19 seconds West and along said centerline of creek a distance of 15.18 feet; thence South 63 degrees 45 minutes 29 seconds West and along said centerline of creek a distance of 28.58 feet; thence North 85 degrees 16 minutes 31 seconds west and along said centerline of creek a distance of 26.91 feet; thence South 89 degrees 14 minutes 03 seconds West and along said centerline of creek a distance of 31.33 feet thence North 54 degrees 35 minutes 47 seconds East and leaving said centerline of creek a distance of 584.61 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shifflett, dated November 16, 2023.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/03/2024 02:17:05 PM
 \$34.00 BRITTANI
 20240903000273810

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Lori Ann Robinson
 Mailing Address 350 Olivea Rd
Columbiana AL
35051

Grantee's Name Rodney Layne Smith
 Mailing Address Olivea Rd
Columbiana AL
35051

Property Address Olivea Rd
Columbiana AL
35051

Date of Sale 8-9-24
 Total Purchase Price \$ 7500.00

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 Corrector Add Life Estate

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 8-9-24

Print

Mike T. Atkinson

Unattested

Sign

Mike T. Atkinson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one