

Property Address:
6497 County Road 86
Calera, AL 35040

Grantee's Address:
7330 Hwy 62
Vincent, AL 35178

CORRECTIVE WARRANTY DEED

NOTE: This deed is being filed for corrective purposes ONLY. A survey was presented after this deed was filed and this deed is being filed to correct the said legal description filed on previously recorded deed recorded in the Office of Judge of Probate of Shelby County, Alabama as Instrument Number 20240911000282210.

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FOUR HUNDRED TEN THOUSAND AND 00/100 (\$410,000.00), and other good and valuable consideration in hand paid to William A. Connor III and Terri Connor, husband and wife (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the James Deramus and Angelina Deramus, as joint tenants with right of survivorship (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land previously described as:

BEGIN at the SW Corner of the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°57'58"W for a distance of 1377.19' to the Southerly R.O.W. line of Heart of Dixie Railroad, 100' R.O.W. and a curve to the right, having a radius of 904.88, and subtended by a chord bearing S68°48'55"E, and a chord distance of 361.57'; thence along the arc of said curve and along said R.O.W. line for a distance of 364.02'; thence S57°17'30"E and along said R.O.W. line for a distance of 450.36'; thence S14°34'21"W and leaving said R.O. W. line for a distance of 128.23'; thence S72°01'59"E for a distance of 288.90'; thence S57°29'29"E for a distance of 31.90'; thence S46°45'36"E for a distance of 81.78'; thence S42°05'06"E for a distance of 134.07'; thence S47°11'38"E for a distance of 156.40'; thence S53°06'41"E for a distance of 196.77'; thence S57°38'05"E for a distance of 74.34'; thence S76°07'49"E for a distance of 63.07'; thence N83°47'59"E for a distance of 53.59'; thence N66°11'58"E for a distance of 55.18'; thence N86°29'07"E for a distance of 73.30' to the Westerly R.O.W. line of Shelby County Highway 86, 80' R.O. W.; thence S25°27'33"W and along said R.O.W. line for a distance of 349.27'; thence S87°56'52"W and leaving said R.O. W. line for a distance of 1535.66' to the POINT OF

BEGINNING.

Prior Deed Reference: Instrument # 20200618000249590

NOW MORE PARTICULARLY DESCRIBED AS:

Begin at the SW Corner of the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the Point of Beginning; thence N00°57'58"W for a distance of 1377.19' to the Southerly ROW line of Heart of Dixie Railroad, 100' ROW and a curve to the right, having a radius of 904.88, and subtended by a chord bearing S68°48'55"E, and a chord distance of 361.57'; thence along the arc of said curve and along said ROW line for a distance of 364.02'; thence S32°42'30"W and leaving said Railroad ROW line for a distance of 46.00'; thence S 57°17'30"E for a distance of 533.22'; thence S43°54'37"E for a distance of 132.45'; thence S72°01'59"E for a distance of 111.26' thence S58°33'21"E for a distance of 109.83'; thence S42°05'06"E for a distance of 140.30'; thence S47°11'38"E for a distance of 154.86'; thence S53°06'41"E for a distance of 195.31'; thence S57°38'05"E for a distance of 71.10'; thence S76°07'49"E for a distance of 57.63'; thence N83°47'59"E for a distance of 48.28'; thence N66°11'58"E for a distance of 52.71'; thence S82°44'18"E for a distance of 80.26' to the Westerly ROW line of Shelby County Highway 86; thence S25°27'33"W and along said ROW line for a distance of 349.27'; thence S87°56'52"W and leaving said ROW line for a distance of 1535.66 to the Point of Beginning.

Said Parcel containing 31.00 acres more or less.

Subject to a 20' Ingress/Egress Easement and the easement on the ROW of Shelby County Highway 86, as shown on Cedar Valley Farm, as recorded in Map Book 52, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

According to the Survey of Rodney Shiflett, AL Reg: # 21784, dated October 20, 2020 as Job # 20060 BDY.

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 WARRANTY 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.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

For ad valorem tax purposes only, the address for the above described property is 6497 County Road 86 Calera, AL 35040.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 26th of September, 2024.

William A. Connor III
William A. Connor, III

Terri Connor
Terri Connor

STATE OF ALABAMA
COUNTY OF CHILTON

I, the undersigned Notary Public in and for said County and State, hereby certify that William A Connor, III and Terri Connor whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September, 2024.

Andrea Weeks
Notary Public
My Commission Expires: 2-5-2025



DOCUMENT PREPARED BY:
Jonathan Roper, esq.
135 Gemini Circle, Ste 212
Birmingham, AL 35209

AFTER RECORDING RETURN TO:
Roper and Wilson, LLC
135 Gemini Circle, Ste 212
Birmingham, AL 35209

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

Grantor's Name William Comer III
 Mailing Address 6497 Co Rd 86
Calera AL 35040

Grantee's Name James Peramus
 Mailing Address 7336 Hwy 62
Vincent AL 35178

Property Address 6497 Co Rd 86
Calera, AL 35040

Date of Sale 09-26-24
 Total Purchase Price \$ 410,000.00

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 9-26-24

Print Andrea Weeks

☐ Unattested

Sign Andrea Weeks

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/26/2024 03:40:59 PM
 \$35.00 PAYGE
 20240926000299860

Allen S. Bayl

Form RT-1