

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, SURVEY OR ON-SITE INSPECTION

This Instrument Was Prepared By:
Herbert E. "Chip" Browder
Browder & Welborn, LLC
Post Office Box 2444
Tuscaloosa, Alabama 35403-2444
Telephone: (205) 349-1910

PLEASE SEND TAX NOTICE TO:
Gale C. Richardson
16022 Carmel Bay Drive
Northport, AL 35475

Source of Title: Instrument Number 20200303000083880
As Recorded in the Records of the
Probate Judge of Shelby County, Alabama



20241030000339110 1/10 \$51.00
Shelby Cnty Judge of Probate, AL
10/30/2024 12:07:12 PM FILED/CERT

STATE OF ALABAMA

§

ss.

Reserved Life Estate
With Remainder in Trust

SHELBY COUNTY

§

§

CORRECTIVE WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that in consideration of other good and valuable consideration and the further sum of Ten and no/100 (\$10.00) Dollars, to the undersigned Grantors in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, Honea Properties, LLC, (herein referred to as Grantor) does hereby grant, bargain, sell, and convey unto Gale C. Richardson, a life estate, with the remainder interest unto David Chase Richardson, as Trustee of the Gale C. Richardson Family Trust established the 27th day of February, 2020, (herein collectively referred to as Grantees), title in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

That certain real estate property lying and being in Shelby County, State of Alabama, being more particularly described in that certain real estate deed previously recorded as Instrument Number 20200303000083880, as is filed of record, in the Office of the Judge of Probate of Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and incorporated by this reference to the same extent as if fully set forth herein.

This conveyance is subject to subdivision restrictive covenants as well as all other encumbrances, easements, rights of way, and reservations, if any, as are filed of record, in the Office of the Judge of Probate of Shelby County, Alabama.

The Grantor certifies that no part of the property herein conveyed constitutes any part of one's homestead.

Together with all and singular the tenements, hereditaments, rights, privileges, ways and appurtenances thereunto belonging or in anywise appertaining.

RESERVED and CONVEYED: It is expressly provided, however, that said individual Grantee Gale C. Richardson, is hereby reserved unto herself, and Grantees by recordation hereof expressly agree that said Grantee shall have the full possession, benefit, use and enjoyment of the described property, as well as of the rents, issues, and profits therefrom, if any, for and during the lifetime of the said Grantee, including but not limited to the power to consume the described property.



20241030000339110 2/10 \$51.00
Shelby Cnty Judge of Probate, AL
10/30/2024 12:07:12 PM FILED/CERT

The above description has been provided to the draftsman by the Grantor. The draftsman makes no warranty that the description referenced in this document is correct and complete, or that the Grantor is the owner of the premises. Since no survey nor title examination has been performed, the draftsman cannot make any representations in any manner that the premises are in compliance with any subdivision restrictions, state, county or city regulations if applicable. Also, please note that the draftsman makes no warranties or representations concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on or across the property.

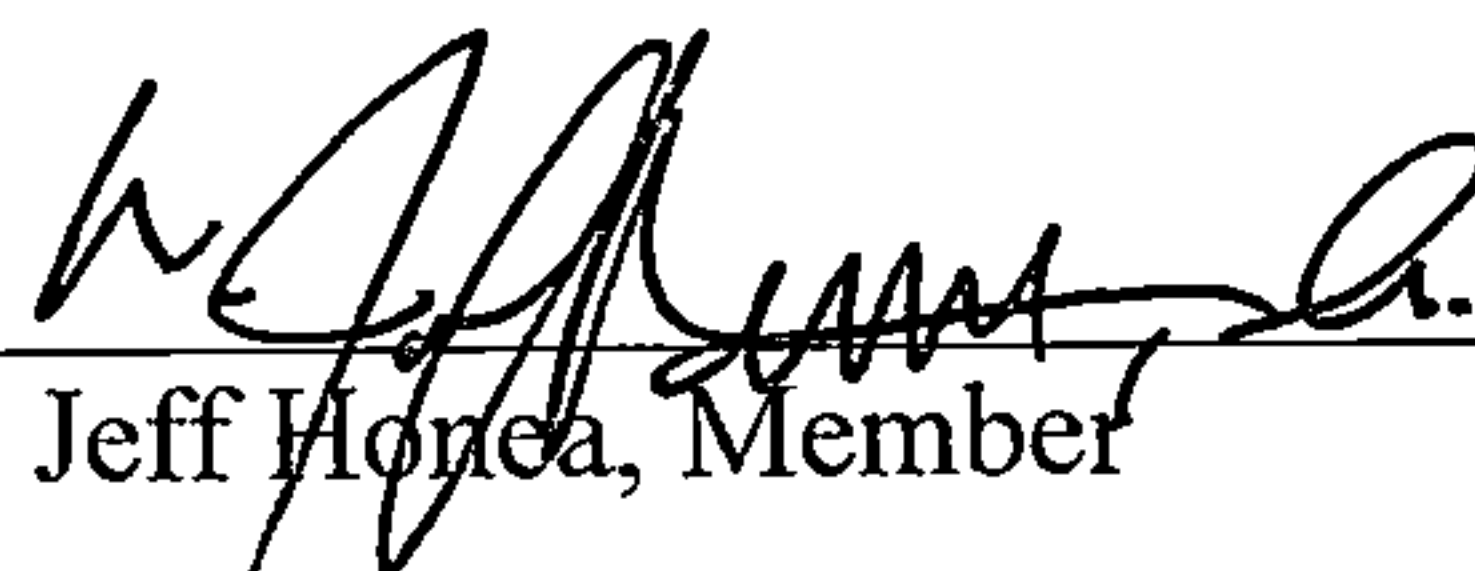
This Deed is given to correct the name and remainder interest into the aforesaid Grantee Trust, as was intended in that certain Warranty Deed, executed on February 28, 2020, and subsequently recorded as Instrument Number 20200303000083880, as filed of record, in the Office of the Judge of Probate of Shelby County, Alabama, executed by said Grantor, to hereby clarify as aforesaid. and retroactively convey all said remainder interest, rights, and title in and to said premises unto the aforesaid Grantees as of said February 28, 2020, in accordance with the understanding of the parties hereto. This Correction Deed is further given in recognition that the purchase moneys received by the Grantor were solely provided by, and from the personal funds of, the said Gale C. Richardson and husband David Lynn Richardson for the express purpose of further "funding" their family's irrevocable trust.

TO HAVE AND TO HOLD, the said premises unto said Grantee, its successors and assigns forever. And, as stated in the Deed of February 28, 2020, Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Honea properties, LLC, by W. Jeff Honea and Emily O. Honea, as Members, with full authority, and we, the undersigned, have hereunto set our hands and seals, this the 30th day of August, 2024, but made effective as of February 28, 2020.

GRANTORS:

Honea Properties, LLC

By: 
W. Jeff Honea, Member

By: 
Emily O. Honea, Member



20241030000339110 3/10 \$51.00
Shelby Cnty Judge of Probate, AL
10/30/2024 12:07:12 PM FILED/CERT

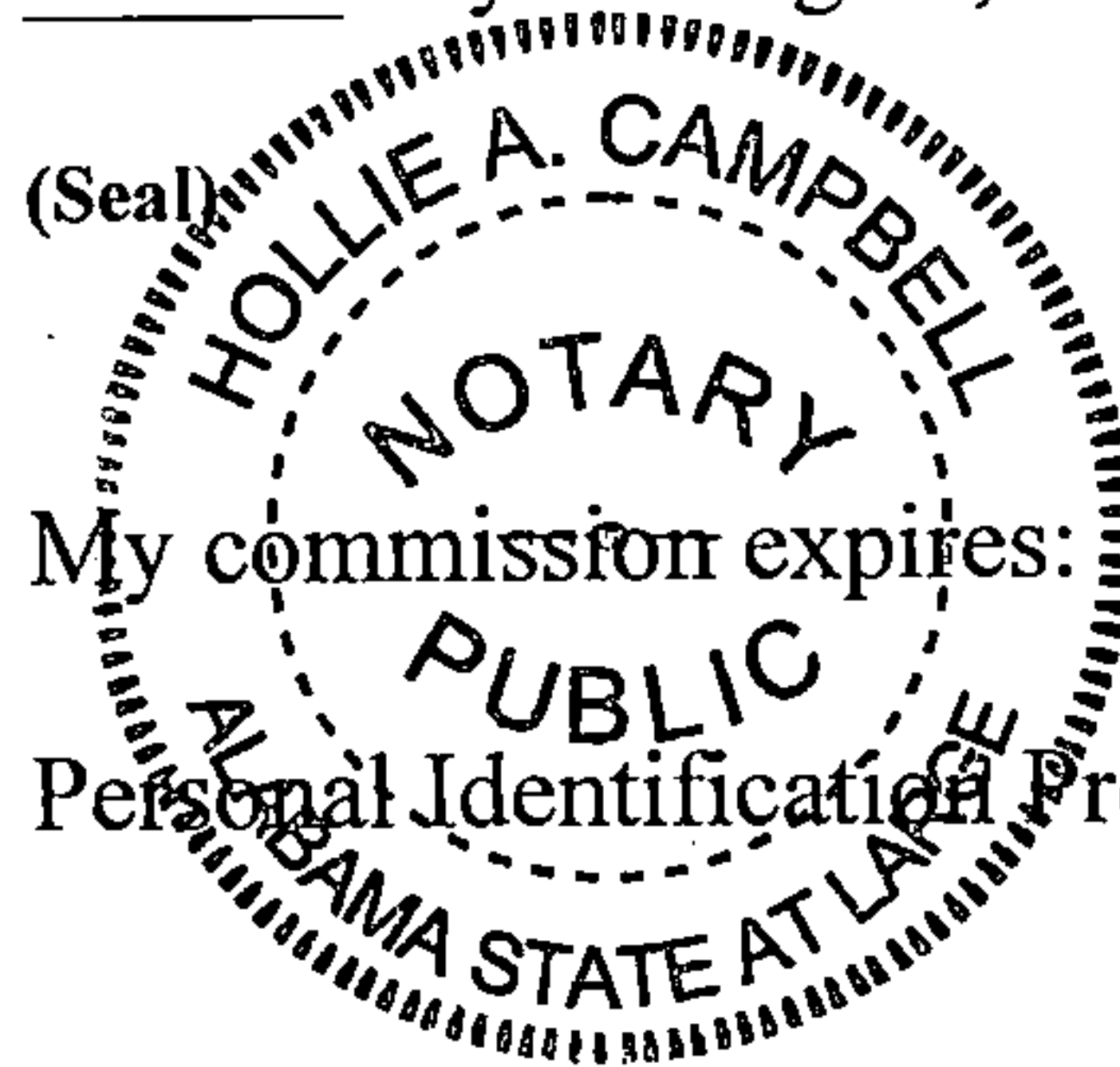
STATE OF ALABAMA

§
§
§

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said State at large, hereby certify that W. Jeff Honea and Emily O. Honea, as Members of Honea Properties, LLC, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily in their capacity as said Members, executed said conveyance as the duly authorized act of said Honea Properties, LLC, on the day the same bears date; and, subscribed and sworn to before me on the 30th day of August, 2024.

(Seal)



Hollie Campbell

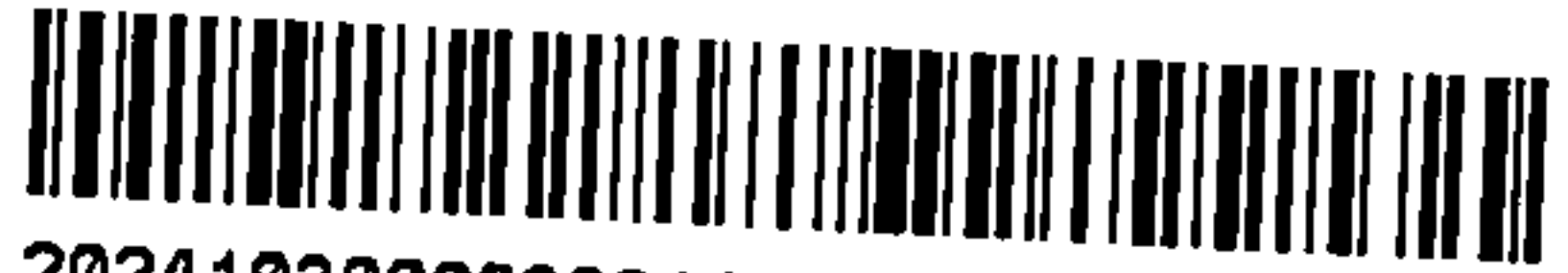
Notary Public

My commission expires:

4.30.26

Personal Identification Provided:

drivers license



20241030000339110 4/10 \$51.00
Shelby Cnty Judge of Probate, AL
10/30/2024 12:07:12 PM FILED/CERT

Acknowledgement and Consent:

Original Grantee

Gale C. Richardson

Gale C. Richardson
Trustee of the Clowdus Family Trust for the benefit of
Gale C. Richardson and Family

STATE OF ALABAMA §
 §
COUNTY OF TUSCALOOSA §

I, the undersigned authority, a Notary Public in and for said State at large, hereby certify that Gale C. Richardson, as aforesaid trustee, 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 this instrument, she executed the same voluntarily in her capacity as said trustee further acknowledging that no funds of the Clowdus Family Trust were used in the February 28, 2020, purchase of said property, said property being bought with the Richardsons' personal funds for the sole purpose of further funding their own family's irrevocable trust as established by Gale C. Richardson and her husband David Lynn Richardson; and, subscribed and sworn to before me on the 26th day of October, 2024.



10/25/25 Notary Public JR Jones

Personal Identification Provided: personally known



20241030000339110 5/10 \$51.00
Shelby Cnty Judge of Probate, AL
10/30/2024 12:07:12 PM FILED/CERT

Corrected as Intended Grantees:

David Chase Richardson, as Trustee and
Beneficiary of the Gale C. Richardson Family Trust

David Lynn Richardson, as Beneficiary of the
Gale C. Richardson Family Trust

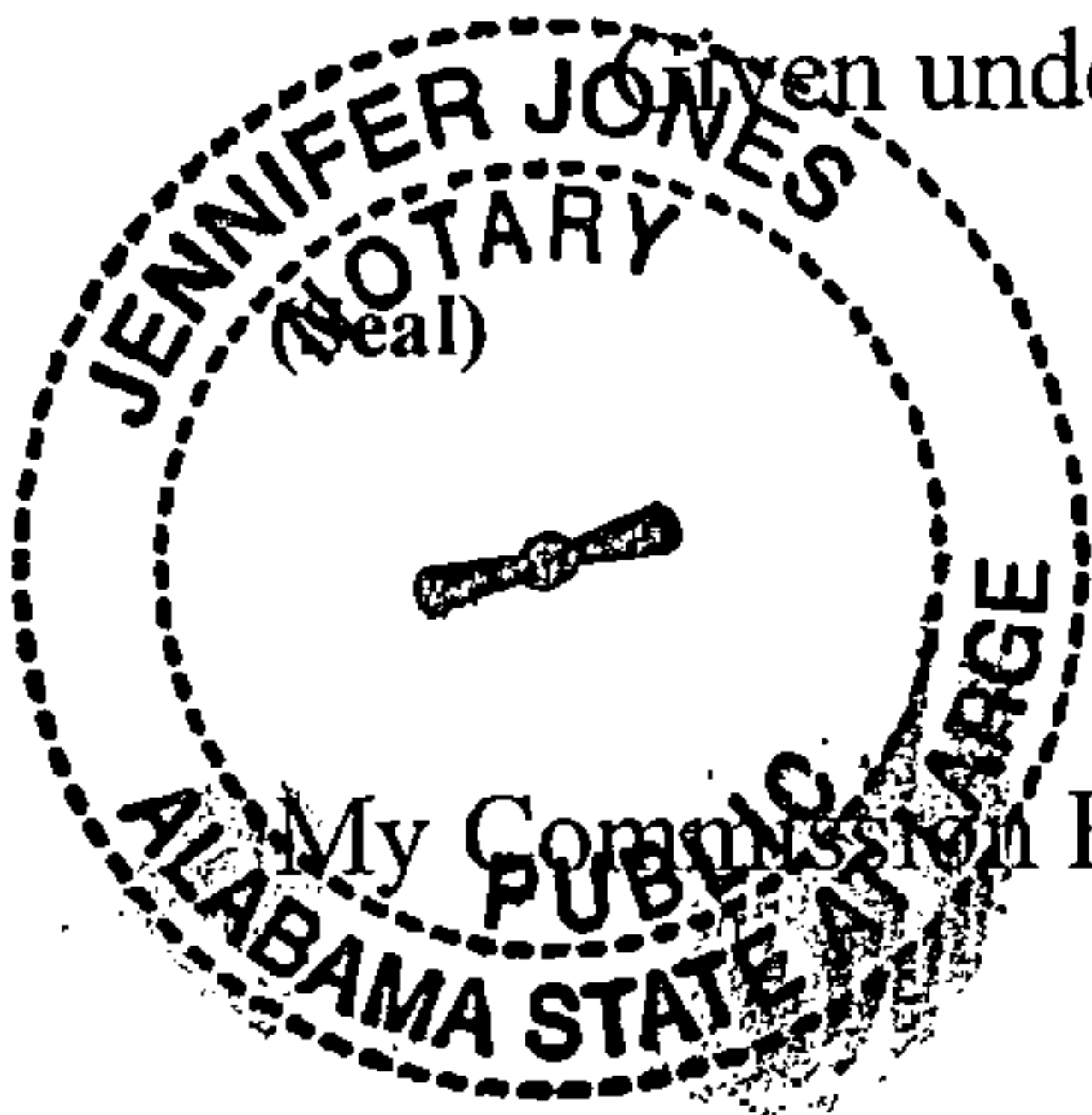
Eryn Lyn Shoemaker, now known as Eryn Lyn Watkins,
as Beneficiary of the Gale C. Richardson Family Trust

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David Chase Richardson, whose name is signed to the foregoing conveyance as Grantee, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date acknowledging said parties intentions as set forth hereinabove, with full authority and as the duly authorized act of said trust.

Given under my hand and official seal, this the 23 day of October, 2024.


NOTARY PUBLIC

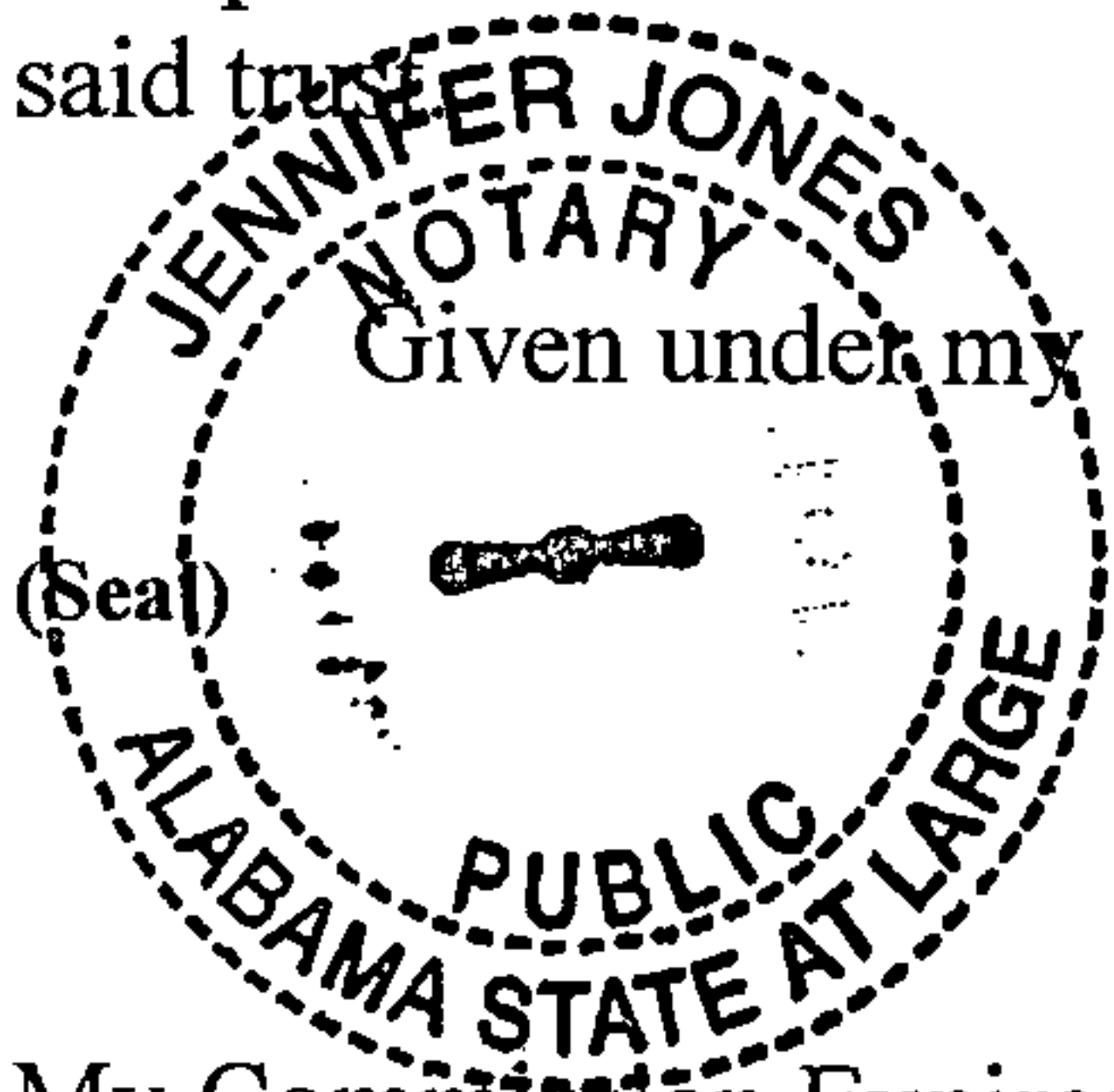


20241030000339110 6/10 \$51.00
Shelby Cnty Judge of Probate, AL
10/30/2024 12:07:12 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David Lynn Richardson, whose name is signed to the foregoing conveyance as Grantee, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date acknowledging said parties intentions as set forth hereinabove, with full authority and as the duly authorized act of said trust.



Given under my hand and official seal, this the 23 day of October, 2024.


NOTARY PUBLIC

My Commission Expires: 10/25/25

STATE OF ALABAMA

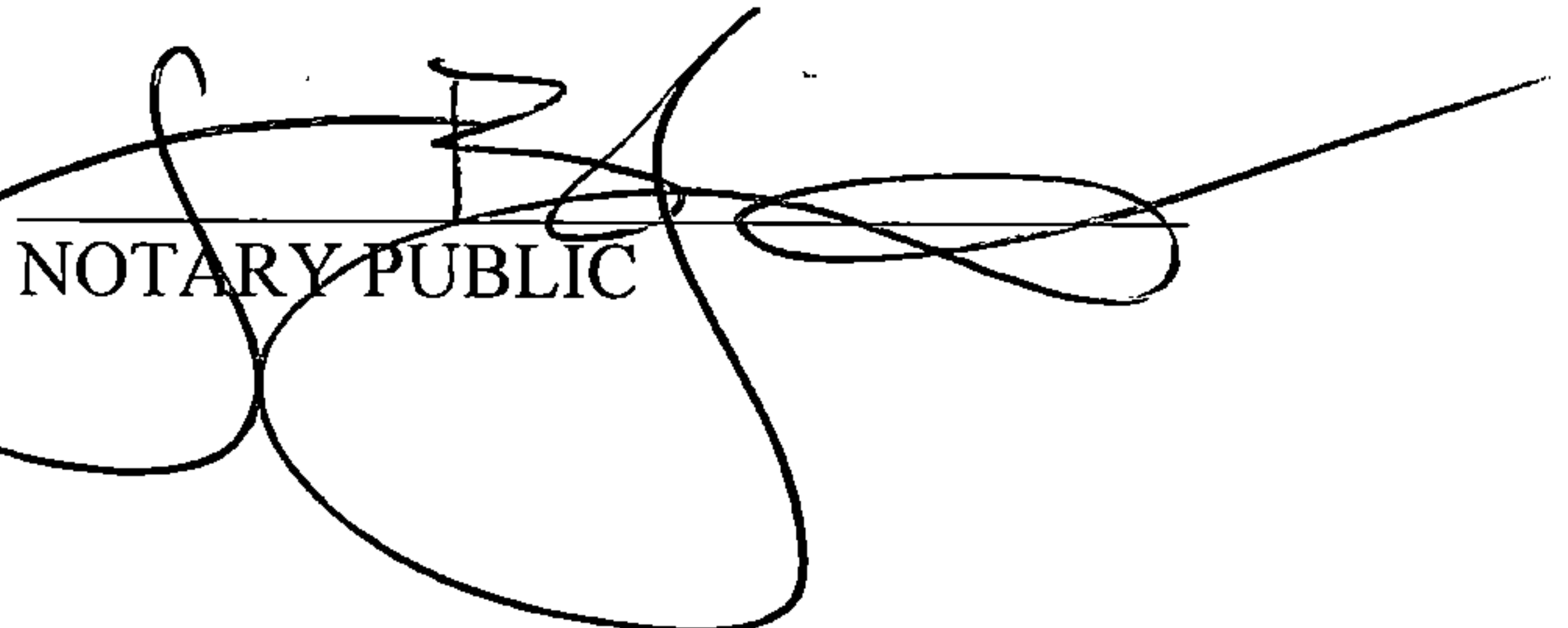
COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Eryn Lyn Watkins, whose name is signed to the foregoing conveyance as Grantee, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date acknowledging said parties intentions as set forth hereinabove, with full authority and as the duly authorized act of said trust.

Given under my hand and official seal, this the 15th day of October, 2024.



My Commission Expires: 10/25/25


NOTARY PUBLIC

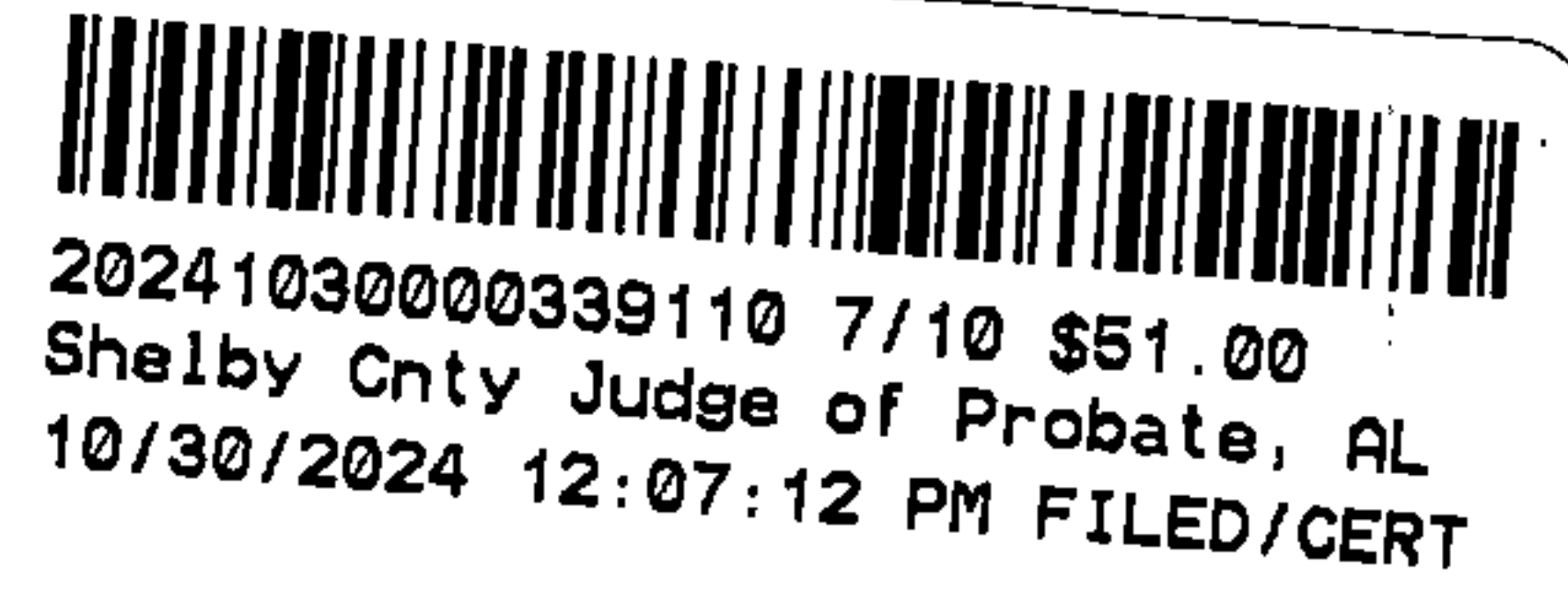


EXHIBIT "A"

PROPERTY DESCRIPTION


The following described real estate, with all improvements and fixtures located thereon situated in Shelby County, Alabama, to-wit:

TRACT A

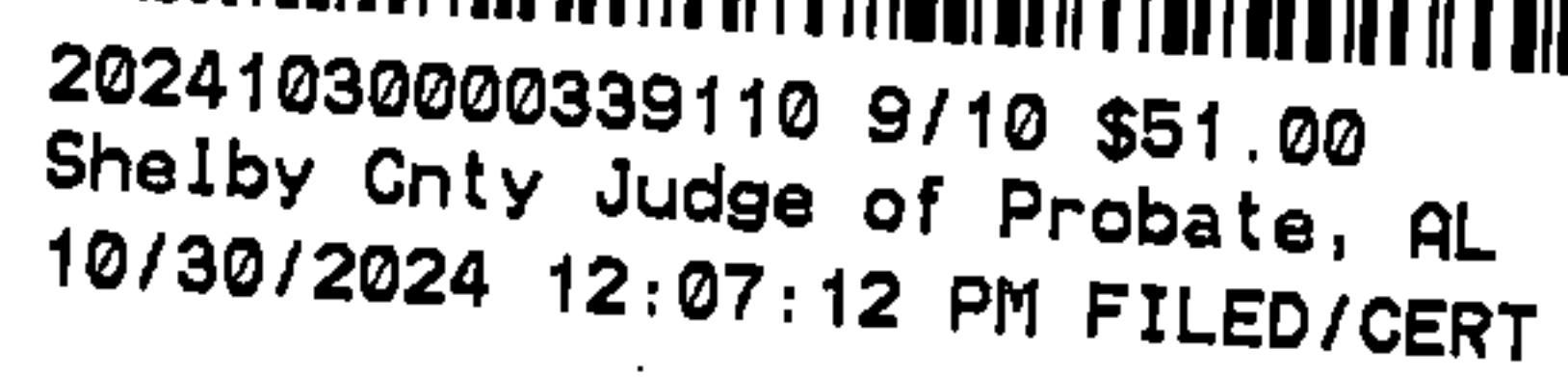
A tract of land, lying in the East ½ of Section 34, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3" pipe found and locally accepted to be the Southeast corner of said Section 34; thence South 89 degrees 54 minutes 39 seconds West along the South line of said Section 34 for a distance of 1407.72 feet to a 3" flat top pipe found; thence leaving said South line, North 00 degrees 38 minutes 45 seconds West for a distance of 921.06 feet to an axle set; thence North 02 degrees 57 minutes 33 seconds West for a distance of 384.28 feet to an axle set; thence North 02 degrees 32 minutes 09 seconds East for a distance of 201.58 feet to an axle set; thence North 03 degrees 56 minutes 09 seconds East for a distance of 224.12 feet to a capped rebar found "Simmons"; thence North 00 degrees 07 minutes 09 seconds West for a distance of 317.00 feet to an axle set; thence North 05 degrees 08 minutes 02 seconds East for a distance of 343.71 feet to a 1/2" rebar found "Wheeler"; thence North 89 degrees 47 minutes 32 seconds West for a distance of 857.96 feet to a 1/2" capped rebar found "Wheeler" located on the South right of way margin of Rock School Road (Shelby County Highway 450 – 80' right of way), said point being on a curve to the left, having a radius of 1949.65 feet, a chord bearing of North 69 degrees 00 minutes 27 seconds East and a chord length of 182.53 feet; thence along the arc of said curve and along said right of way for a distance of 182.60 feet to a point; thence continuing along said right of way, North 66 degrees 19 minutes 28 seconds East for a distance of 633.80 feet to a point on a curve to the right, having a radius of 1105.92 feet, a chord bearing of North 85 degrees 34 minutes 28 seconds East and a chord length of 729.22 feet; thence along the arc of said curve and continuing along said right of way for a distance of 743.12 feet to a point; thence North 14 degrees 49 minutes 28 seconds East, continuing along said right of way for a distance of 22.49 feet to a point; thence South 73 degrees 48 minutes 09 seconds East, continuing along said right of way for a distance of 439.80 feet to a point; thence South 76 degrees 41 minutes 42 seconds East, continuing along said right of way for a distance of 171.67 feet to a point; thence South 84 degrees 31 minutes 05 seconds East, continuing along said right of way for a distance of 89.61 feet to an iron pin set; thence leaving said right of way, South 00 degrees 31 minutes 38 seconds East for a distance of 360.74 feet to a 1/2" capped rebar found "Wheeler"; thence North 80 degrees 56 minutes 25 seconds East for a distance of 30.01 feet to a 1/2" capped rebar found "Wheeler"; thence South 01 degrees 14 minutes 26 seconds East for a distance of 1209.13 feet to a 3/8" rebar found in a rock pile; thence South 01 degrees 05 minutes 39 seconds East for a distance of 1052.50 feet to the POINT OF BEGINNING. Containing 90.33 acres, more or less.

1. Minerals of whatsoever kind, subsurface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.


20241030000339110 8/10 \$51.00
Shelby Cnty Judge of Probate, AL
10/30/2024 12:07:12 PM FILED/CERT

2. Set back lines, easements, notes, reservations, open spaces, conditions, widening strips, restrictions or other matters affecting said property as shown on the plat or map when a plat or map exists.
3. Right of way in favor of Shelby County recorded in Volume 280, Page 15.
4. Right of way in favor of South Central Bell recorded in Volume 322, Page 185.
5. Less and except any portion of the property lying within a roadway.



Real Estate Sales Validation Form

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

Grantor's Name Honea Properties, LLC
Mailing Address 4818 Caldwell Mill Lane
Birmingham, AL 35242

Grantee's Name Gale C. Richardson Family Trust
Mailing Address 16022 Carmel Bay Drive
Northport, AL 35475

Property Address 2378 Rock School Rd
Harpersville, AL
35078

Date of Sale February 28, 2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 473,630.00

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



20241030000339110 10/10 \$51.00
Shelby Cnty Judge of Probate, AL
10/30/2024 12:07:12 PM FILED/CERT

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 8/30/24

Print W. Jeff Honea, Sr.

☐ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one