

Send tax notice to:
High Cotton Industries, LLC
711 Signal Mountain Road
Chattanooga, TN 37405

This Instrument Prepared By:
Anthony C. Willoughby, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION, SURVEY AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

CORRECTIVE DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Bobbie L. Lowery, a single individual (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto High Cotton Industries, an Alabama Limited Liability Company (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 East, Shelby County Alabama, more particularly described as follows: From the NW corner of the SW $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 East, run thence East along the North boundary of said SW $\frac{1}{4}$ -NW $\frac{1}{4}$ a distance of 894.43 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 439.99 feet to the NE corner of said SW $\frac{1}{4}$ -NW $\frac{1}{4}$; thence turn 90 deg. 19 min. 02 sec. right and run 887.85 feet along the accepted East boundary of said SW $\frac{1}{4}$ -NW $\frac{1}{4}$; thence turn 86 deg. 36 min. 05 sec. right and run 859.0 feet to a point on the East boundary of Co. Hwy. #55; thence turn 88 deg. 33 min. 43 sec. right and run 346.98 feet along said Hwy. boundary; thence turn 01 deg. 35 min. 46 sec. right and run 151.22 feet along said Hwy. boundary; thence turn 02 deg. 43 min. 28 sec. right and run 151.66 feet along said Hwy. boundary; thence turn 03 deg. 39 min. 33 sec. right and run 185.84 feet along said Hwy. boundary;

thence turn 86 deg. 32 min. 23 sec. right and run 444.53 feet; thence turn 88 deg. 33 min. 20 sec. left and run 99.96 feet to the point of beginning of herein described parcel of land; subject to any and all rights-of-way and easements of record; being situated in Shelby County, Alabama.

SOURCE OF TITLE: Instrument No.: 1994-19763

Property Address: 7414 Highway 55, Wilsonville, AL 35186

This conveyance is made subject to the following:

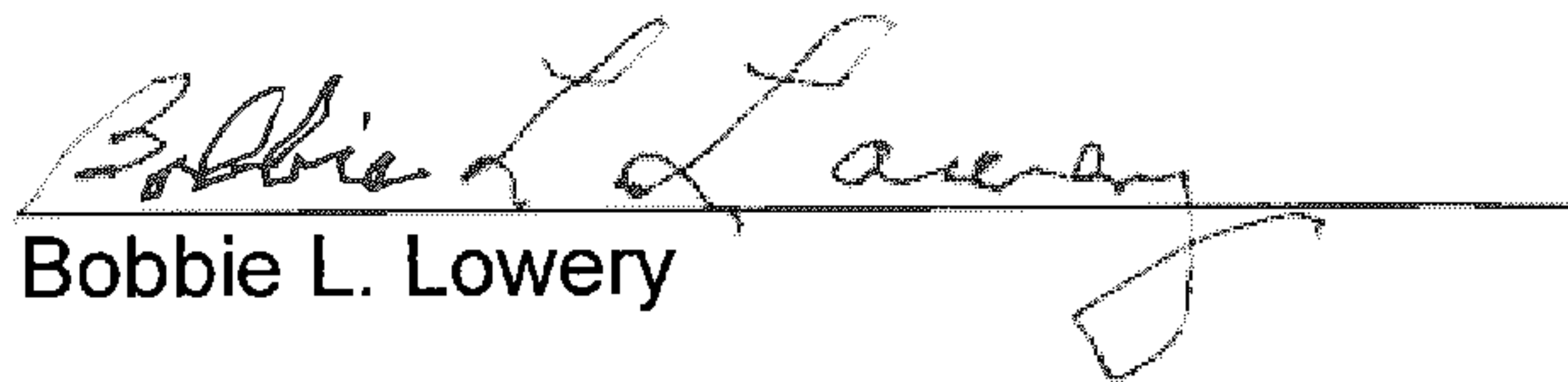
1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee forever.

This deed is given to correct the legal description in Instrument No. 20220713000276400, which was recorded on July 13, 2022. Since the purpose of this deed is to correct the legal description, no deed tax is owed.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on

November 13, 2024.


Bobbie L. Lowery

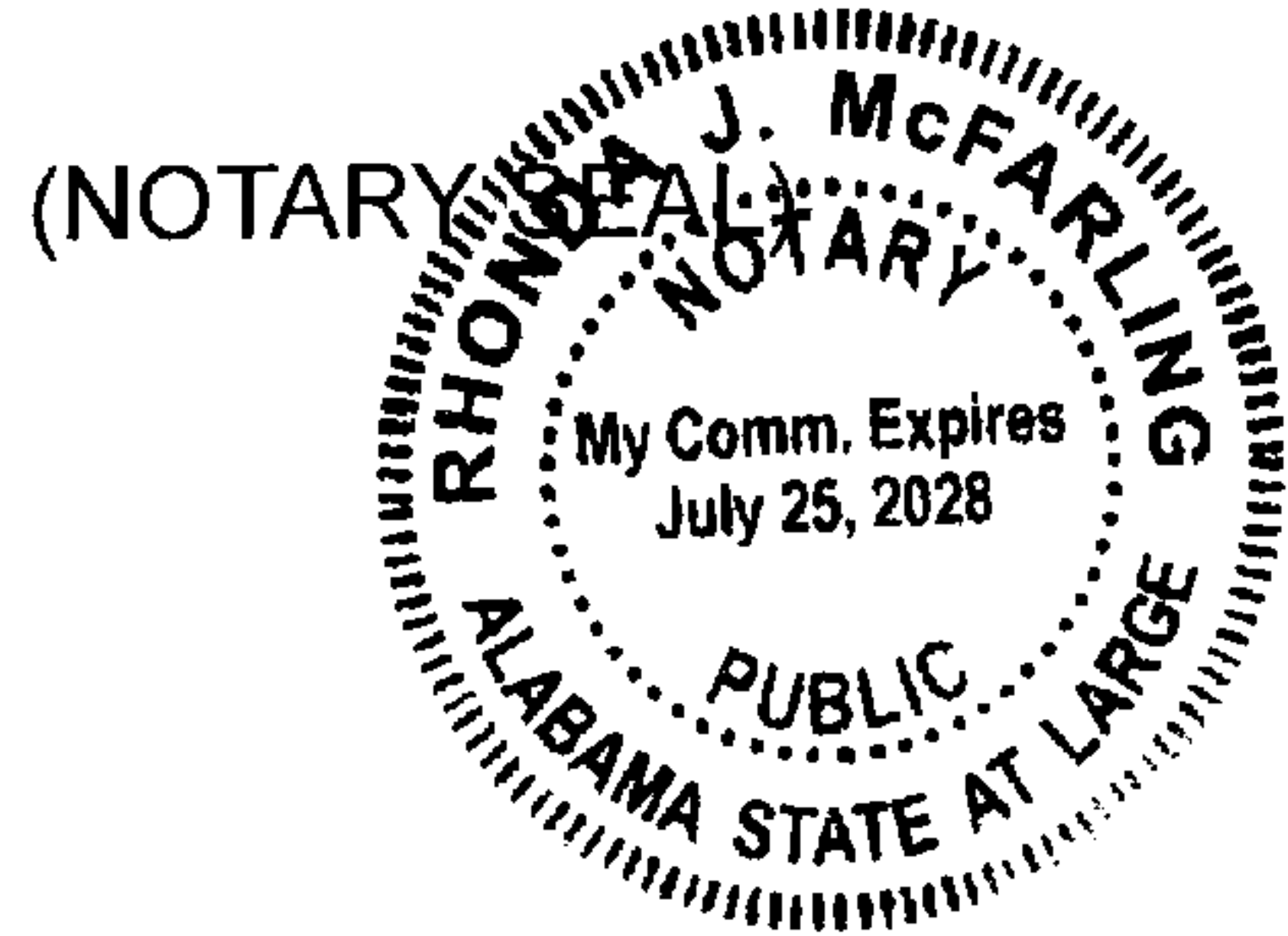
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Bobbie L. Lowery, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily.

Given under my hand on November 13, 2024.

Rhonda J. McFarling
Notary Public

Rhonda J. McFarling
Printed Name

My Commission Expires: 7-25-28



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

Grantor's Name Tommie L. Brokaw
Mailing Address 3105 Sunview Drive, #43677
 Vestavia Hills, AL 35243

Grantee's Name Tommie L. Brokaw, Manager of High Cotton Industries, LLC
Mailing Address 3105 Sunview Drive, #43677
 Vestavia Hills, AL 35243

Property Address
 7414 Highway 55
 Wilsonville, AL 35186

Date of Sale 11/13/2024
Total Purchase Price \$ _____
 or
Actual Value \$ _____
 or
Assessor's Market Value \$ 171,700

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Tax Assessor
☐ Closing Statement

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 _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 (verified by)

Sign

Bobbie L. Lawrence
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Shelby County, AL
 11/15/2024 08:28:47 AM
 \$32.00 JOANN
 20241115000354330

Allen S. Bayl