

**Document Prepared by:**  
Shannon R. Crull, P.C.  
3009 Firefighter Lane  
Birmingham, AL 35209

**Send Tax Notice to:**

Glenda Brown

606 Village Way  
Pelham, AL 35124

**CORRECTIVE GENERAL WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten AND 00/100 (\$10.00), and other good and valuable consideration in hand paid to Amy J. Hubbard, a single person, and Raquel Thomas-Little, as currently acting Successor Trustee of the Amy J Hubbard TTEE Irrevocable Trust dated February 20, 2024 (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Glenda Brown (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 102, according to the Survey of Summer Brook, Sector 5, Phase 1, as recorded in Map Book 21, Page 53, in the Probate Office of Shelby County, Alabama.**

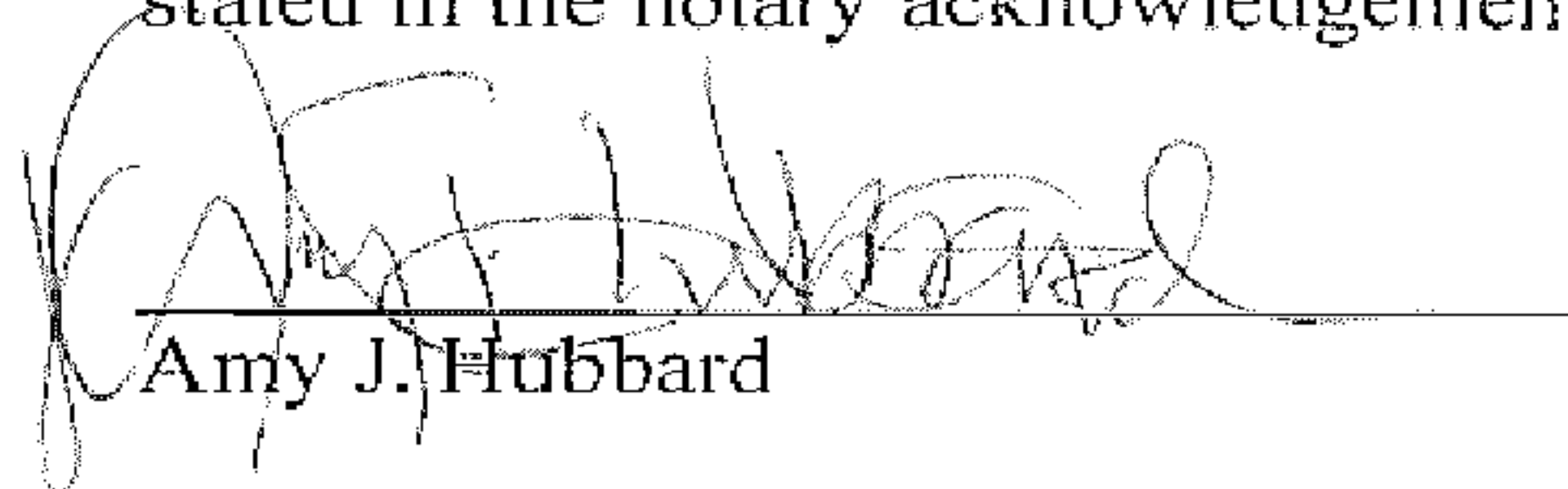
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due. None of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

The purpose of this deed is to have the correct signing authority for the trust convey the trust's interest in the property and to correct the notary acknowledgement in the deed recorded in Instrument 20240827000267680 in Shelby County, Alabama.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee her heirs, successors and assigns forever.

AND Grantors for themselves, and for the heirs and assigns of the Grantors, hereby covenant and warrant to and with said Grantee, her heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantors are 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 Grantors do hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee, and her 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 the date stated in the notary acknowledgement, the same to be effective as of the 15th day of November, 2024.

  
Amy J. Hubbard

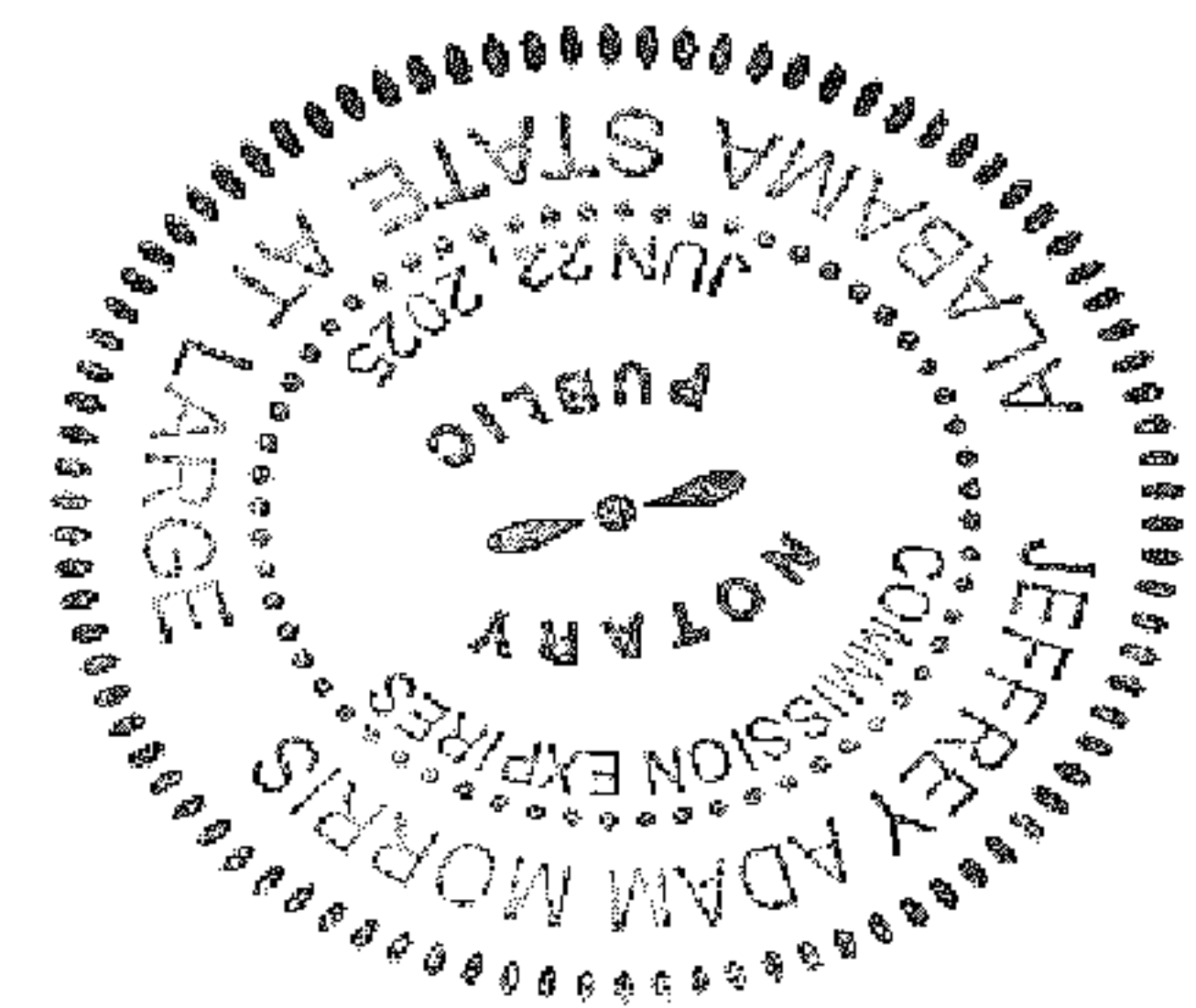
STATE OF AL  
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that Amy J. Hubbard, 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 14<sup>th</sup> day of November, 2024.

  
Notary Public  
My Commission Expires: 6/22/25

ADDITIONAL SIGNATURE PAGE TO FOLLOW



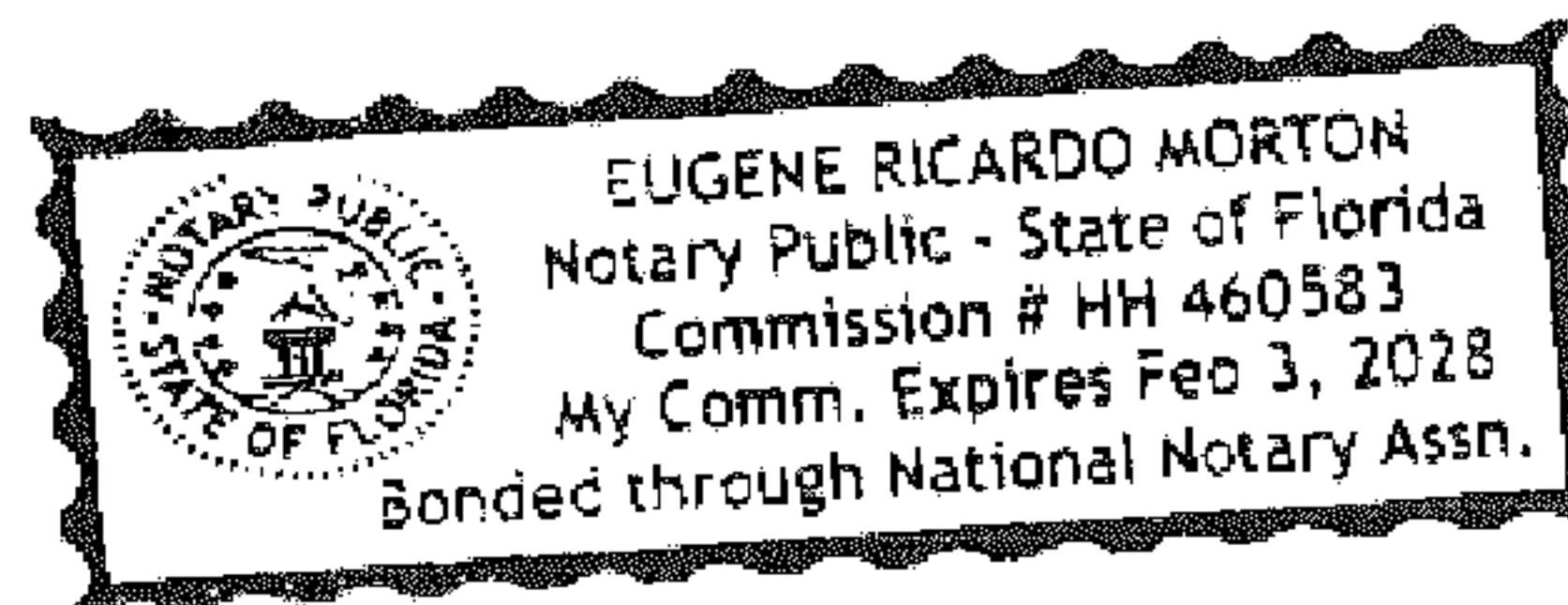
X Raquel Thomas-Little TTEE  
Raquel Thomas-Little, Successor Trustee of the  
Amy J Hubbard TTEE Irrevocable Trust dated February 20, 2024

STATE OF Florida  
COUNTY OF Marion

I, the undersigned Notary Public in and for said County and State, hereby certify that Raquel Thomas-Little, whose name as currently acting Successor Trustee of the Amy J Hubbard TTEE Irrevocable Trust dated February 20, 2024, 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 and with full authority as Successor Trustee on the day the same bears date.

Given under my hand and official seal this 19 day of November, 2024.

X Eugene R. Morton  
Notary Public  
My Commission Expires: 2/3/2028





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/21/2024 08:20:59 AM  
 \$33.00 JOANN  
 20241121000360770

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name The Amy J. Hubbard TTE Grantee's Name Glenda Brown  
 Mailing Address Irrevocable Trust + Amy J. Hubbard Mailing Address 606 Village Way  
136 Blue Spring PL Pelham, AL 35124  
Alabaster AL 35007

Property Address 136 Blue Spring Place Date of Sale 11/15/24  
Alabaster AL 35007 Total Purchase Price \$ NA  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 235,000

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 Corrective Deed

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 11/15/24

Print Jeff Morris

☒ Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1