

THIS INSTRUMENT PREPARED BY:
J. CLAY MADDOX
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045
(205)755-1975

CORRECTIVE WARRANTY DEED

SEND TAX NOTICES TO:

6008 Brookhill Circle

Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

THAT whereas heretofore on to-wit: **Bonnie Robbins, Guardian of Nonna S. Dvoskina, a single person**, sold and intended to convey to **Bama Properties LLC** certain real property located in Shelby County, Alabama, by deed which was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20240814000253500 on August 14, 2024, and

WHEREAS, the conveyance was incorrect in that the Grantee was incorrectly listed as Bama Holdings LLC, and,

WHEREAS, the undersigned, now desires to correct said issues,

WHEREAS, in consideration of the sum of One Hundred Sixty-five Thousand and 0/100 dollars (\$165,000.00) and other valuable considerations to the undersigned GRANTOR, **Bonnie Robbins, Guardian of Nonna S. Dvoskina, a single person**, in hand paid by the GRANTEE, **Bama Properties LLC**, receipt whereof is acknowledged, I, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 13, according to the Survey of Dearing Downs Fourth Addition, as recoded in Map Book 9, Page 179, in the Probate Office of Shelby County, Alabama.

Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns in fee simple forever.

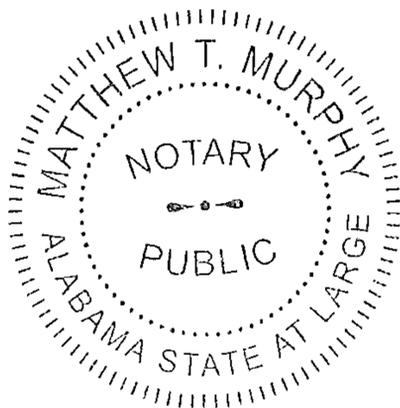
Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor's have not permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 13 day of November, 2024.

Bonnie Robbins
NONNA S. DVOSKINA
By: ~~Bonnie Robbins~~ Bonnie Robbins
As: Guardian and Conservator

State of Alabama
County of Chilton

I, a Notary Public, in and for said County, in said State, hereby certify that Bonnie Robbins as Guardian and Conservator for Nonna S. Dvoskina 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 and for the act of on the day the same bears date.



[Signature]
NOTARY PUBLIC 12-3-2025

Real Estate Sales Validation Form

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

Grantor's Name Nanna S. Dvoskina
Mailing Address 535 Comanche St
Montevallo, AL 35115

Grantee's Name Bama Properties LLC
Mailing Address 6008 Brookhill Cir.
Birmingham, AL 35242

Property Address 4124 East Whitlaway,
Helena, AL 35090

Date of Sale 11-13-24
Total Purchase Price \$ 165,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2024 08:13:13 AM
\$29.00 BRITTANI
20241122000362310

Brittani

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 11-13-24

Print Clay Maddox

Unattested
 (verified by)

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