

This Instrument Prepared By:
R. Dale Wallace, Jr., Esq.
Wallace Jordan Ratliff & Brandt, LLC
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Send Tax Notice To:
Rex A. Crawford
228 Ashland Drive
Birmingham, AL 35242

CORRECTIVE WARRANTY DEED*
NO TITLE EXAMINATION

STATE OF ALABAMA)
COUNTY OF SHELBY)

For and in consideration of One dollar and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, we

Rex A. Crawford and Barbara C. Crawford, husband and wife

(hereafter "Grantors") do hereby grant, bargain, sell, and convey unto

Rex A. Crawford and Barbara C. Crawford, husband and wife

(hereinafter referred to as "Grantees") as tenants in common and with each Grantee holding an undivided one-half (½) interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 31-36, according to the Survey of Highland Lakes, 31st Sector, Phase I, an Eddleman Community, as recorded in Map Book 34, Page 149, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

*This Corrective Warranty Deed and the accompanying Quit Claim Deed are executed and filed to remove the remainder or survivor interest of "the heirs and assigns of the survivor" of the Grantors as described in the deed from Lowell R. Thornhill and Terry L. Thornhill, husband and wife, to Rex A. Crawford and Barbara A. Crawford, dated September 23, 2032 and filed for record on September 29, 2032 in the Probate Court of Shelby County, Alabama in Instrument #20210929000475700.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 31st Sector, Phase I, recorded in Instrument No. 20051215000649670, in the Probate Office of Shelby County, Alabama (which, together with amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to: (1) 2025 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

And we do for ourselves and for our heirs, executors and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

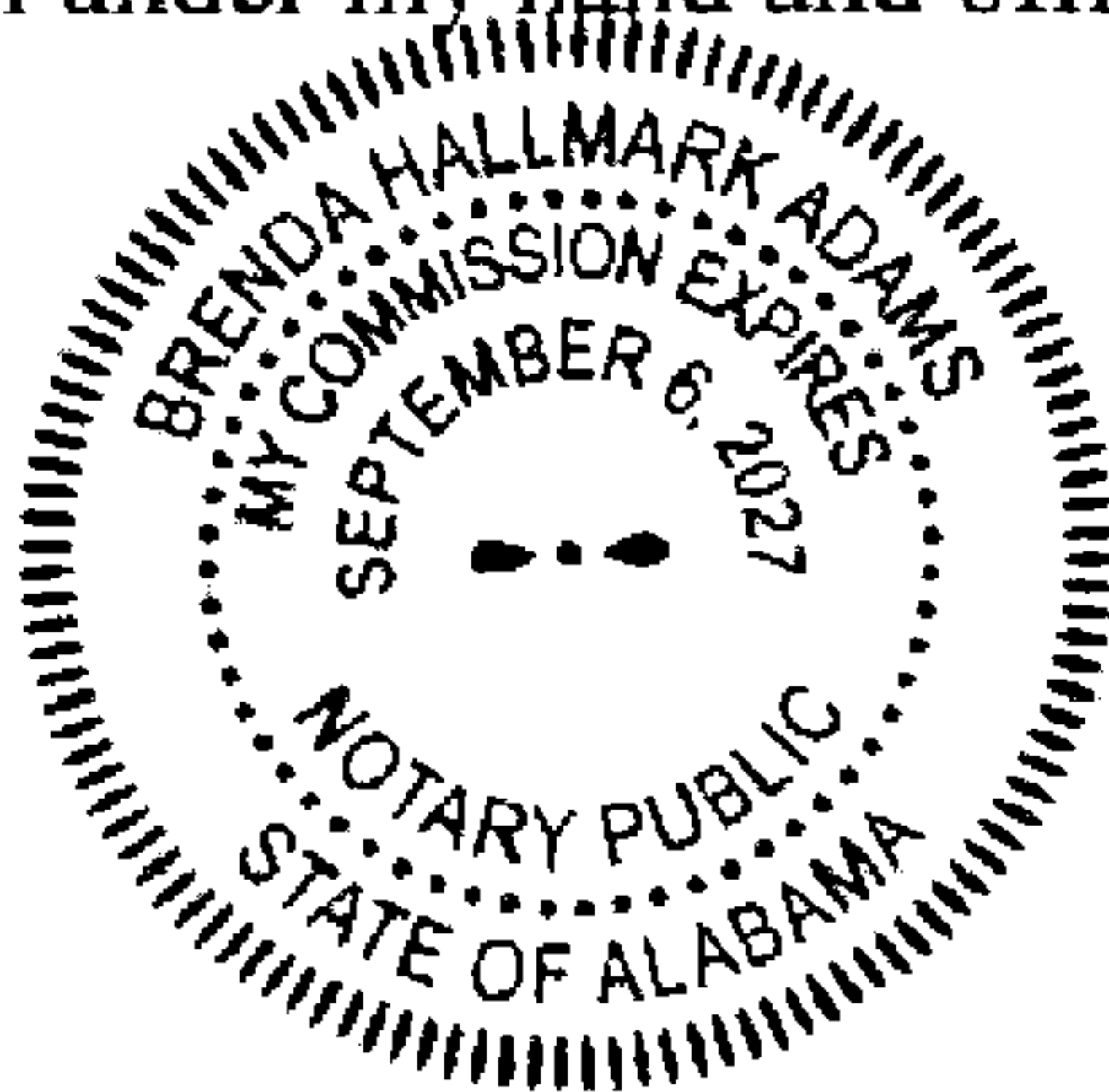
Given under our hands and seals this the 17 day of December 2024.

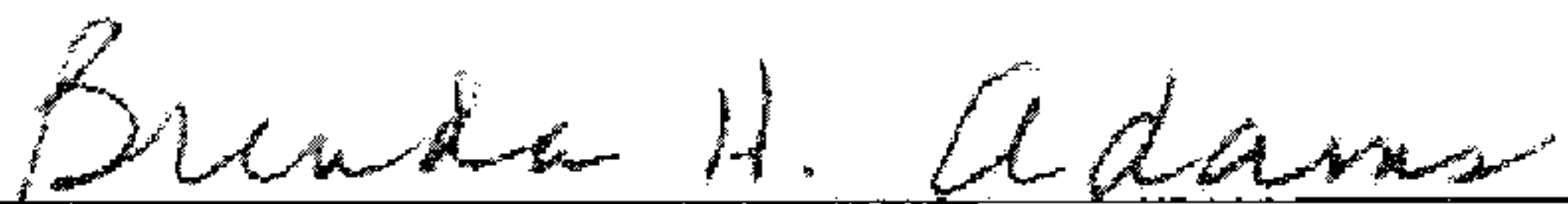

Rex A. Crawford

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Rex A. Crawford, an individual whose name is signed to the foregoing Corrective Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Corrective Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of December, 2024.



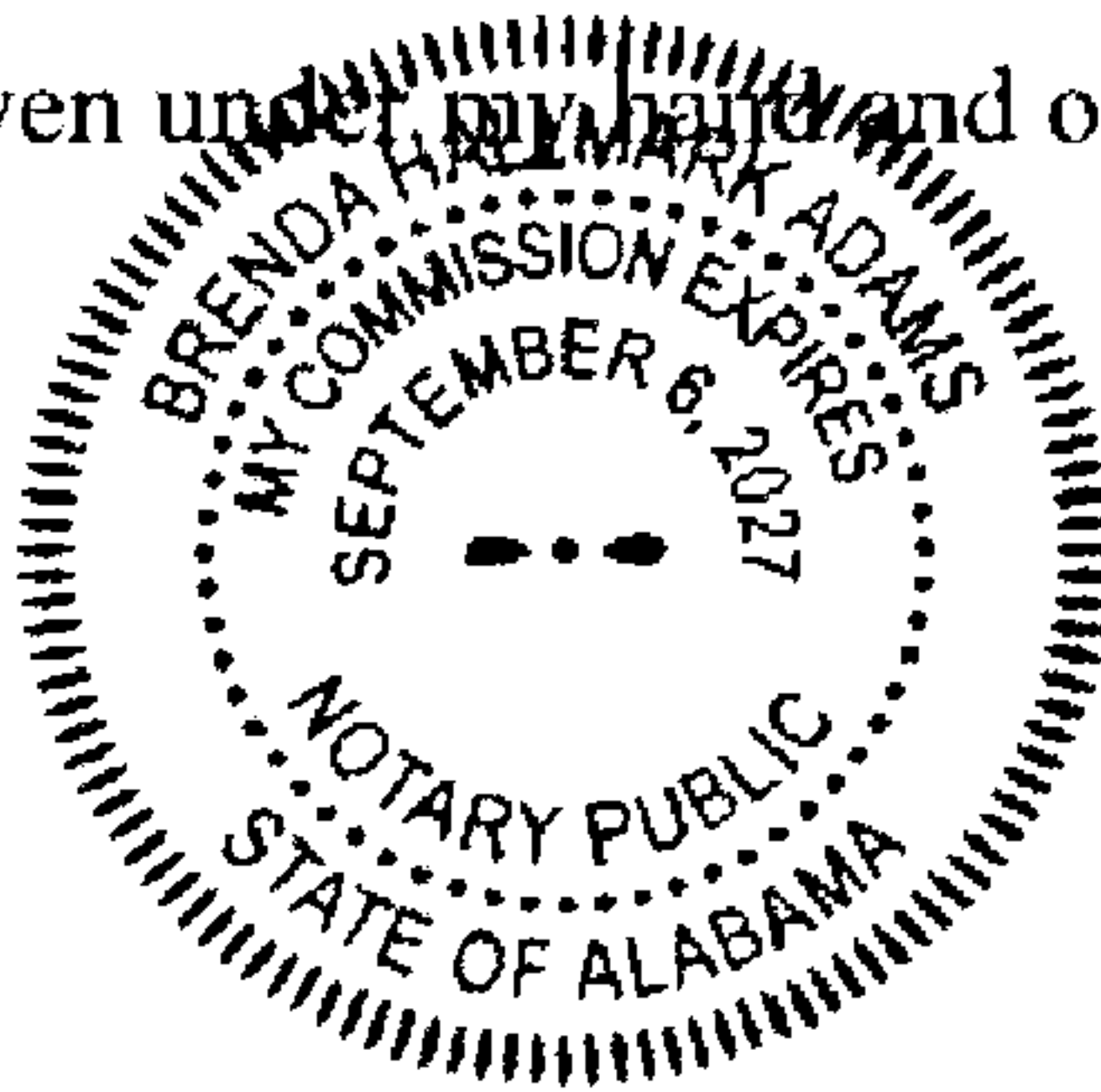

Notary Public
My Commission Expires: 9/6/2027

Barbara C Crawford
Barbara C. Crawford

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Barbara C. Crawford, an individual whose name is signed to the foregoing Corrective Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Corrective Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of December, 2024.



Brenda H. Adams
Notary Public
My Commission Expires: 9/6/2027

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

Grantor's Name	<u>Rex and Barbara Crawford</u>	Grantee's Name	<u>Rex and Barbara Crawford</u>
Mailing Address	<u>228 Ashland Drive</u>	Mailing Address	<u>228 Ashland Drive</u>
	<u>Birmingham, AL 35242</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>228 Ashland Drive</u>	Date of Sale	<u>12/22/2024</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 610,000.00</u>

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 Tax assessor's market value
☐ 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 01/07/2025Print R. Dale Wallace, Attorney and Agent☐ UnattestedSign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2025 11:23:12 AM
\$32.00 JOANN
20250108000008780

Allen S. Bayl