

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to us by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, Rudy Sturm aka Rudolph Sturm III and Dian R Sturm, a married couple, the undersigned Grantors, do grant, bargain, sell and convey our interest, to Rudy Sturm aka Rudolph Sturm III and Dian R. Sturm, Trustees of the STURM LIVING TRUST dated November 18, 2021, Grantees, to the following described real property, situated in Shelby County, Alabama, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.

THIS DEED IS BEING CORRECTED TO CORRECT THAT CERTAIN DEED RECORDED IN INSTRUMENT # 20221109000418280 WHICH HAD ERROR IN THE NAME OF RUDY STURM, AS IT WAS LISTED INCORRECTLY AS RUBY.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

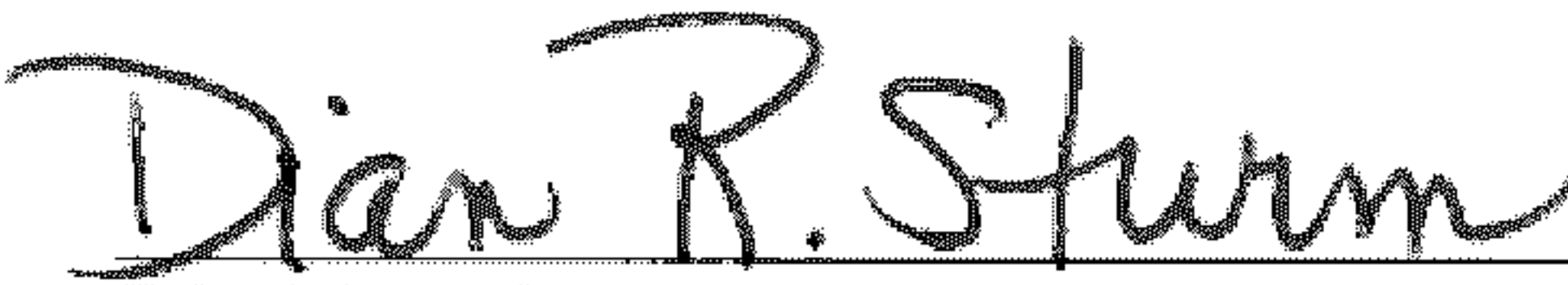
TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, its successors and assigns, that we are lawfully

seized in fee simple of said real property, and that it is free from all encumbrances, 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 the said Grantees, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the 8 of January 2025.

 (SEAL)
RUDY STURM AKA RUDOLPH STURM, III

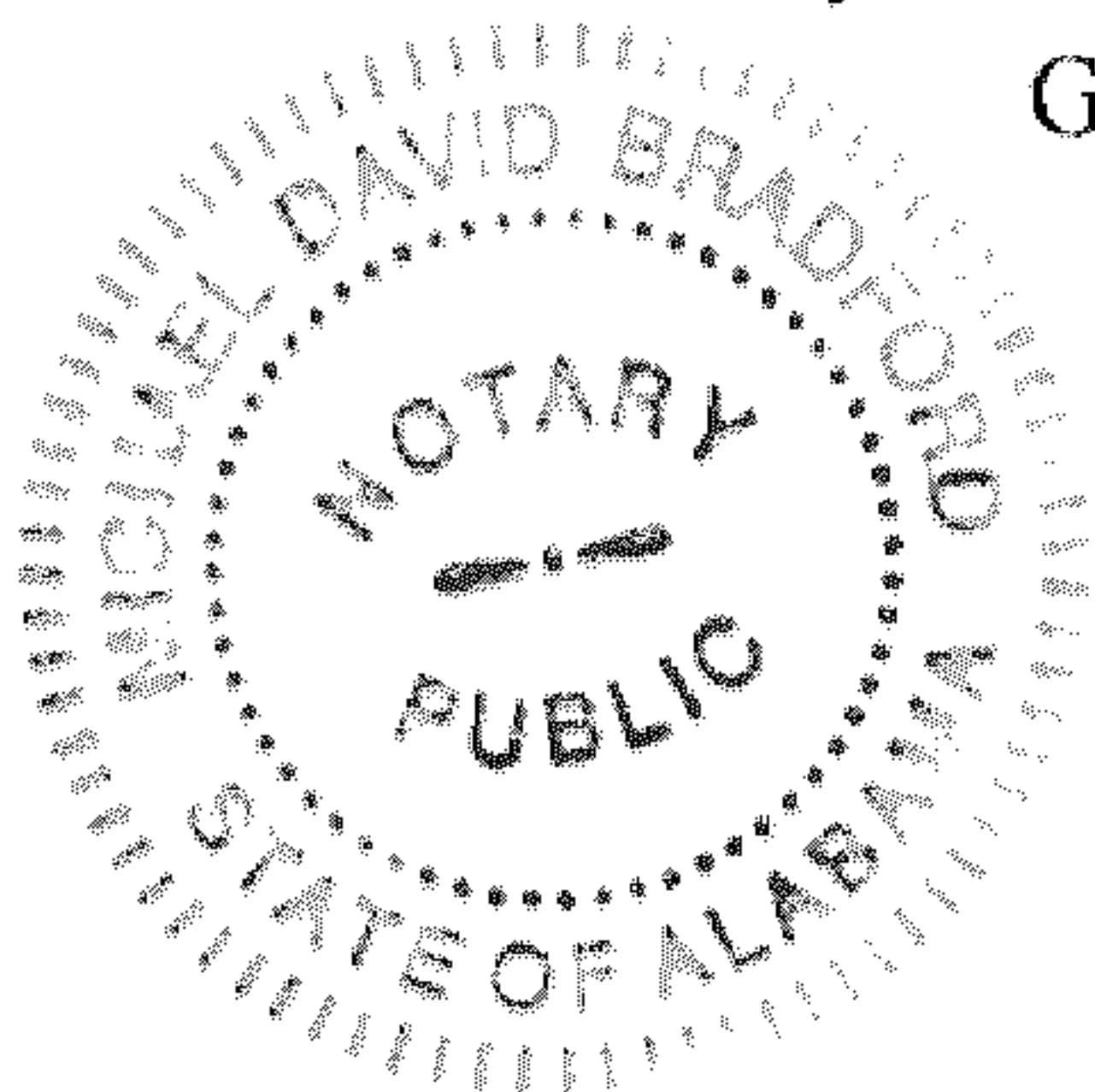
 (SEAL)
DIAN R. STURM

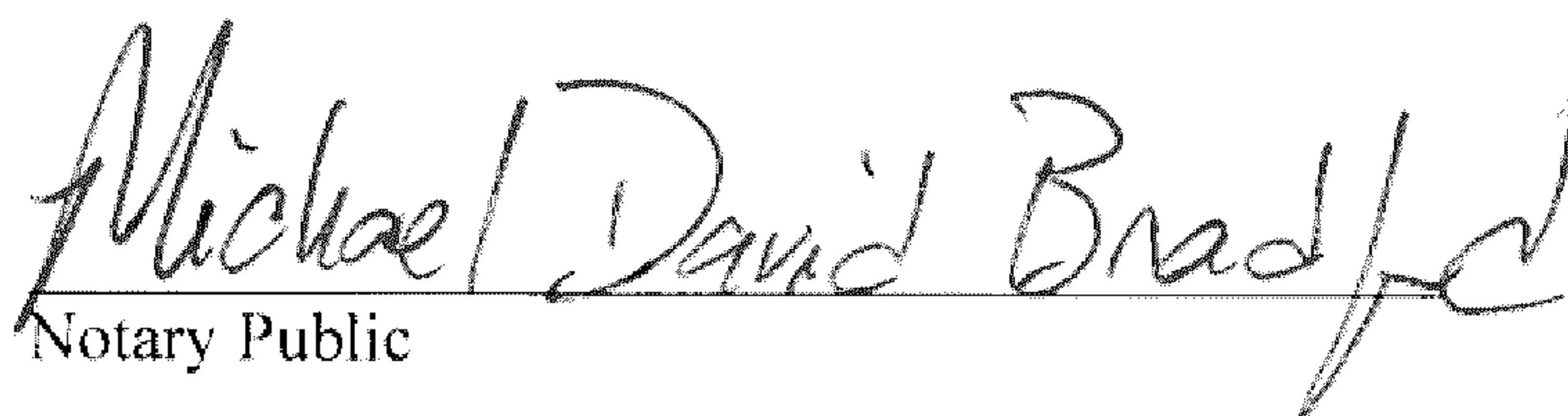
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Rudy Sturm and wife Dian Sturm, 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 on the day the same bears date.

Given under my hand and official seal, this the 8 of January 2025.




Notary Public

This Instrument was Prepared By:
John R. Holliman, Esq
2491 Pelham Parkway
Pelham, AL 35124

My Commission Expires 04/14/2026

GRANTORS ADDRESS
931 Haddington Dale
Pelham, AL 35124

GRANTEES ADDRESS
931 Haddington Dale
Pelham, AL 35124

Exhibit A

Lot 316, according to the Final Plat of Haddington Parc at Ballantrae Phase I, as recorded in Map Book 32, Page 12, in the Probate Office of Shelby County, Alabama. Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

Source of Title: Instruments # 20050504000213360

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

Grantor's Name Rudy Sturm aka Rudolph Sturm III &
 Mailing Address Dian R. Sturm
 931 Haddington Dale
 Pelham, AL 35124

Grantee's Name Rudy Sturm aka Rudolph Sturm III & Dian R.
 Mailing Address Sturm, Trustees of the Sturm Living Trust
 931 Haddington Dale
 Pelham, AL 35124

Property Address 931 Haddington Dale
 Pelham, AL 35124

Date of Sale 1-8-2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 342,600.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/08/2025 11:35:08 AM
 \$35.00 JOANN
 20250108000008850

The purchase price or actual value claimed *Allen S. Byrd* can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☒ Appraisal

☐ Sales Contract

☐ Other

☐ 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 1-8-25

Print

Michael Bradford

Unattested

Sign

Michael Bradford

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1