

County Division Code: AL039 Inst. # 2025012680 Pages: 1 of 4 I certify this instrument filed on: 2/10/2025 12:19 PM
Doc: D Judge of Probate Jefferson County, AL Rec: \$26.00
Clerk: CSBESS

Send Tax Notice to:
c/o Alexander W. Jones,
Jr. 505 North 20th Street
Suite 800
Birmingham, Alabama 35203

STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument.
Judge of Probate
NO TAX COLLECTED

STATE OF ALABAMA

COUNTIES OF JEFFERSON AND SHELBY

This corrective deed is being recorded to add a less and except portion of the legal description that was inadvertently omitted when the original deed was recorded.

CORRECTIVE STATUTORY WARRANTY DEED OF CORRECTION

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Granters in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, the said Alexander W. Jones, Jr. and Jones Investment Company, an Alabama General Partnership (herein referred to as "Granters"), do grant, bargain, sell and convey unto AWJ Properties, LLC, (herein referred to as "Grantees"), all of their rights, title and interest in and to the following described real estate, situated in Jefferson and Shelby Counties, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference:

SUBJECT TO:

1. Rights of Way to Jefferson County, Alabama, for roads, as shown by deeds recorded in Volume 1710, page 171; Volume 2700, page 436, and Volume 2746, page 73.
2. Mineral, mining rights, restrictions, reservations and release of damages in volume 2879, page 523 and Volume 2879, page 520.
3. Right of Way granted to Alabama Power Company by instruments recorded in Volume 2806, page 506 and Volume 5779, page 539.
4. Any navigation rights in and to the Little Cahaba River.
5. To the extent that the Little Cahaba River is deemed to be "navigable waters", any portion of the property lying below the normal high water mark of the Little Cahaba River.

No part of the subject property is the homestead of any Grantor or any Grantor's spouse.


County Division Code: AL039 Inst. # 2025012680 Pages: 2 of 4


It is the intent of this deed to convey only that portion of property owned by Grantors lying southeasterly of the Little Cahaba River, which property comprises 55 acres, more or less.

The purpose of this deed is to correct the legal description in the deed previously recorded in Book LR201310, Page 18072, in the Jefferson County Probate Court and in Instrument 20130130000039890 in the Shelby County Probate Court.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned Grantors have caused this instrument to be executed on this 6th of FEBRUARY, 2025.

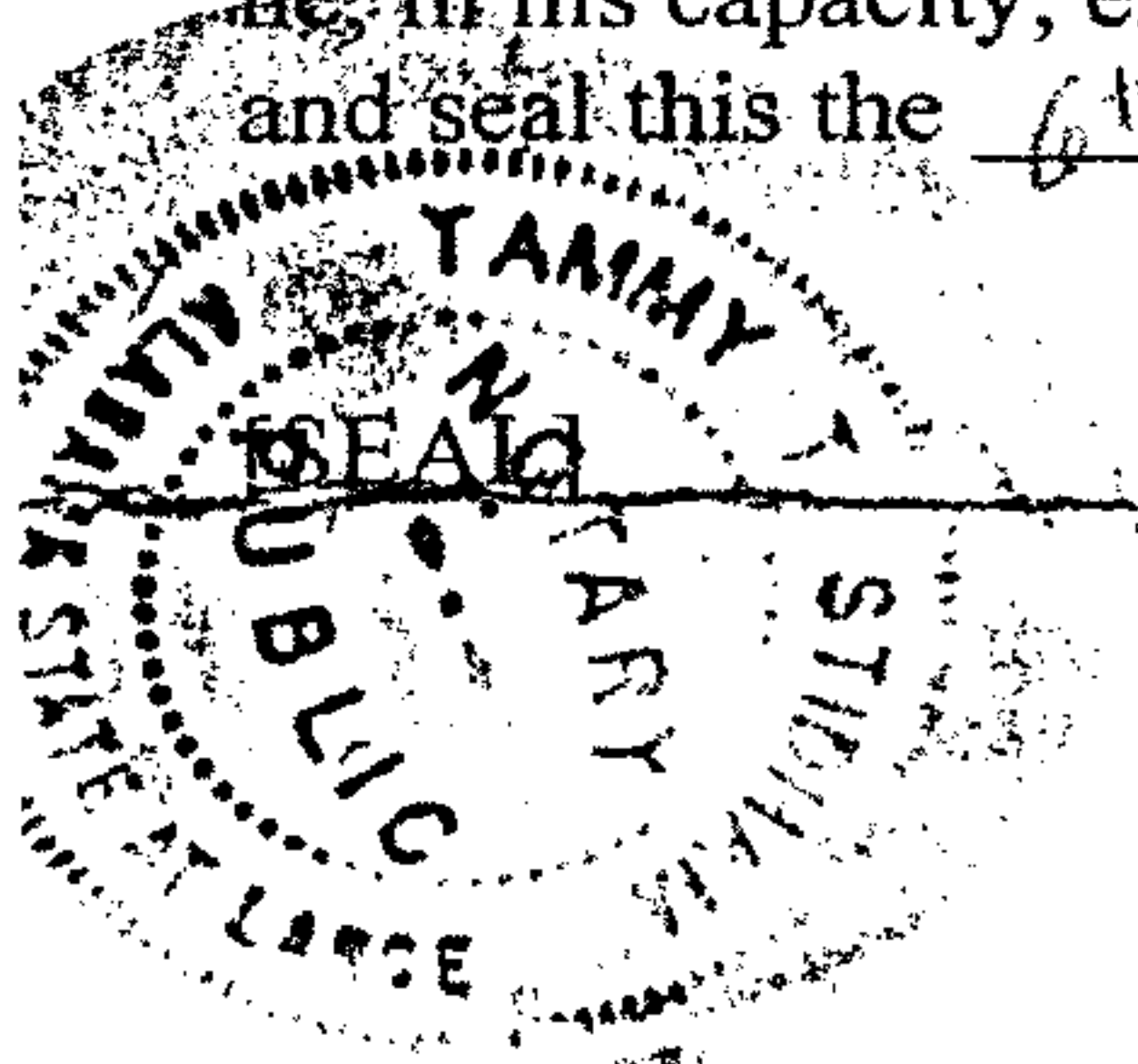

Alexander W. Jones, Jr.



Jones Investment Company, by
Alexander W. Jones, Jr.

ACKNOWLEDGMENT

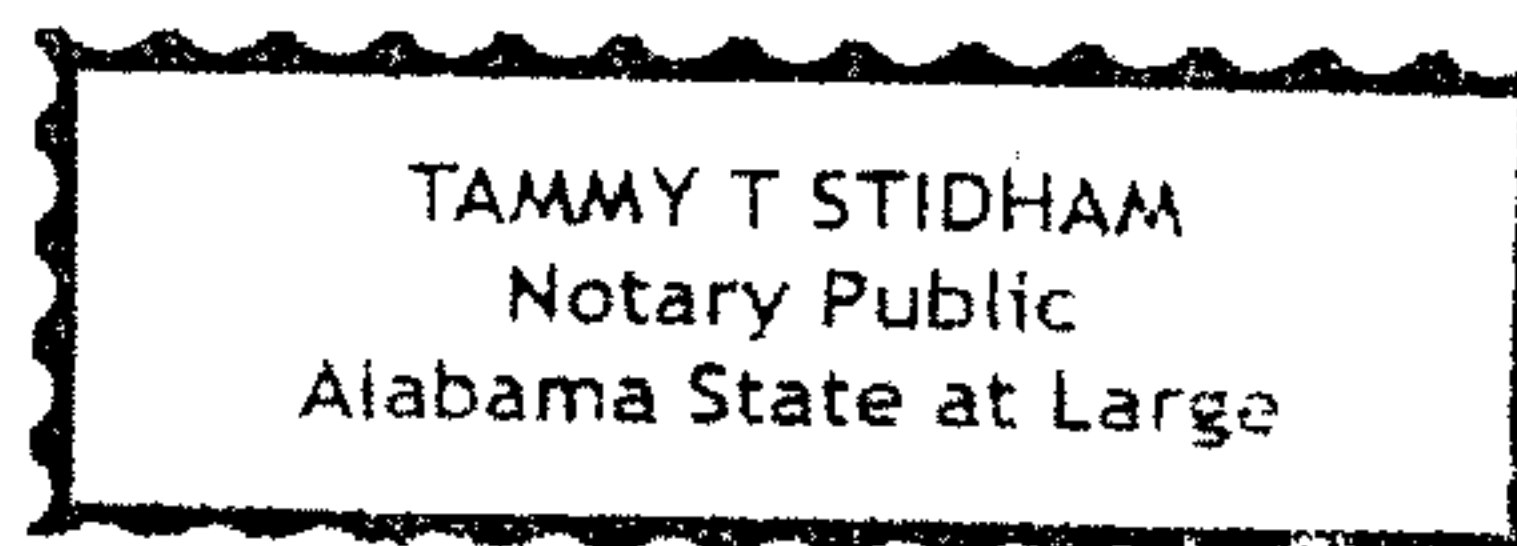
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, Alexander W. Jones, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing conveyance, he, in his capacity, executed the same voluntarily on the day the same bears date. Given under my hand and seal this the 6th day of February, 2025.




Notary Public
My Commission Expires: _____ My Commission Expires
May 11, 2025

This instrument prepared by:
Thomas J. Skinner, IV
Law Offices of Thomas J. Skinner, IV, LLC
1 Independence Plaza Suite 415
Birmingham, Alabama 35209



County Division Code: AL039 Inst. # 2025012680 Pages: 3 of 4

EXHIBIT A

That portion of the following described tract lying southeasterly of the center line of the Little Cahaba River, consisting of 55 acres, more or less:

NE-1/4 of SE-1/4 and all that part of SE-1/4 of SE-1/4 lying East of the Little Cahaba River, all in Section 24, Township 18, Range 2 West. Also 5 acres in the NE corner of NE-1/4 of NE-1/4, Section 25, Township 18, Range 2 West, described as follows:
Beginning at the NE corner of said section, thence run in a Southerly direction along the East boundary of said Section 250.34 feet; thence run west parallel with the North boundary of said Section 870 feet; thence North parallel with the East boundary of said Section 250.34 feet to the North boundary of said Section and run thence along said North boundary 870 feet to the point of beginning.

ALSO:

A strip of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 18, Range 2 West, Jefferson County, Alabama lying south of Sicard Hollow Road and north of the center line of the Little Cahaba River, said strip of land being more particularly shown as being the property outlined in red on the attached Exhibit A which is incorporated herein as if set out in full.

LESS AND EXCEPT THAT PARCEL CONVEYED TO MARGARET C. JACKSON IN VOLUME 4795, PAGE 386 AND BEING A PART OF THE NE-1/4 OF THE SE-1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Northeast corner of the NE-1/4 of SE-1/4 of said Section 24 and run West along the North boundary thereof 2.50 feet; thence an angle to the left of 91° 33' and run South parallel with the East boundary of said NE-1/4 of SE-1/4 182.76 feet to point of beginning in the Southwest right-of-way of Lake Purdy Road; run thence South along same course and across Little Cahaba River 710.30 feet; thence an angle to the right of 90° and run Westerly 326.69 feet to center of Little Cahaba River; thence an angle to the left of 56° 13' and run down the center of said river 105.94 feet; thence an angle to the right of 36° 10' and along the center of said River 185.26 feet; thence an angle to the right of 10° 53' and along the center of said River 206.32 feet; thence an angle to the right of 109° 15' and Northerly 271.42 feet; thence an angle to the left of 73° 44' and Northwesterly 215.72 feet; thence an angle to the right of 48° 58' and Northwesterly 102.65 feet; thence an angle to the right of 21° 40' and Northwesterly 52.64 feet; thence an angle to the left of 84° 53' and Northwesterly 164.52 feet to an intersection with the West boundary of said NE-1/4 of SE-1/4; thence an angle to the right of 71° 56' and North along said West boundary 498.23 feet to a point 41 feet South of the Northwest corner of said NE-1/4 of SE-1/4; thence an angle to the right of 57° 43' and Northeasterly 44.46'; thence an angle to the left of 15° 38' and Northeasterly 21.43 feet to a point in the North boundary of said NE-1/4 of SE-1/4 which point is 52.03 feet East of the Northwest corner of said Quarter-Quarter Section; thence an angle to the right of 49° 24' and run East along the North boundary of said NE-1/4 of SE-1/4 872.44 feet to its intersection with the Southwesterly right-of-way of Lake Purdy Road; thence Southeasterly along said right-of-way of Lake Purdy Road 251.8 feet to point of beginning.

County Division Code: AL039 Inst. # 2025012680 Pages: 4 of 4

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

Grantor's Name AWJ Properties LLC
 Mailing Address 505 North 20th Street Suite 800
Birmingham, Alabama 35203

Grantee's Name AWJ Properties LLC
 Mailing Address 505 North 20th Street Suite 1210
Birmingham, Alabama 35203

Property Address Undivided 1/6 Interest 55+ Acres of Land
Little Cahaba River
Jefferson & Shelby Counties, AL
28-00-24-4-000-005.000 Jeff. Co.

Date of Sale 10/15/2024
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ (\$72,000 Shelby; \$728,000 Jefferson)

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 2-10-2025

Print Thomas J. Skinner, IV, Closing Attorney

☒ Unattested

(verified by)

Sign

T.J. Skinner

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/10/2025 01:05:40 PM
 \$32.00 BRITTANI
 20250210000039730

Form RT-1

Allen S. Byrd