

This Instrument was Prepared by:

Send Tax Notice To:

Mike T. Atchison, Attorney at Law  
101 West College  
StreetColumbiana,  
AL 35051

CORRECTIVE WARRANTY DEED

State of Alabama  
County of Shelby

That in consideration of the sum of **ONE Dollar and No Cents (\$1.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Catherine Jackson Heard and husband, Ray Heard** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ray Heard and Catherine Heard** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

See Attached Exhibit "A" for legal description

Catherine Jackson and Catherine Jackson Heard are one in the same person.

This deed is given to correct Inst #20120229000070610, Probate Office, Shelby County, Alabama, correcting the marital status of the grantor, legal description, acknowledgment and date of conveyance.

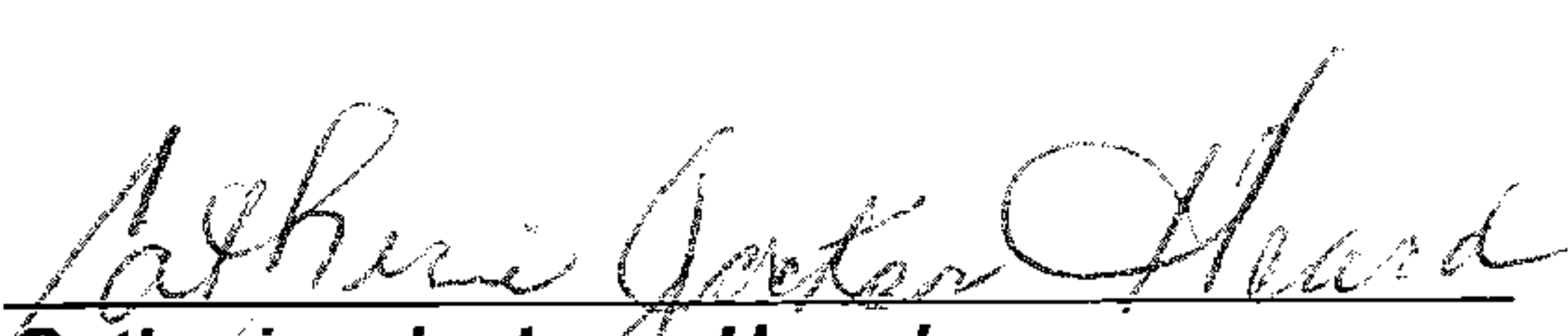
Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/orunrecorded.


\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7<sup>th</sup> day of May 2025.

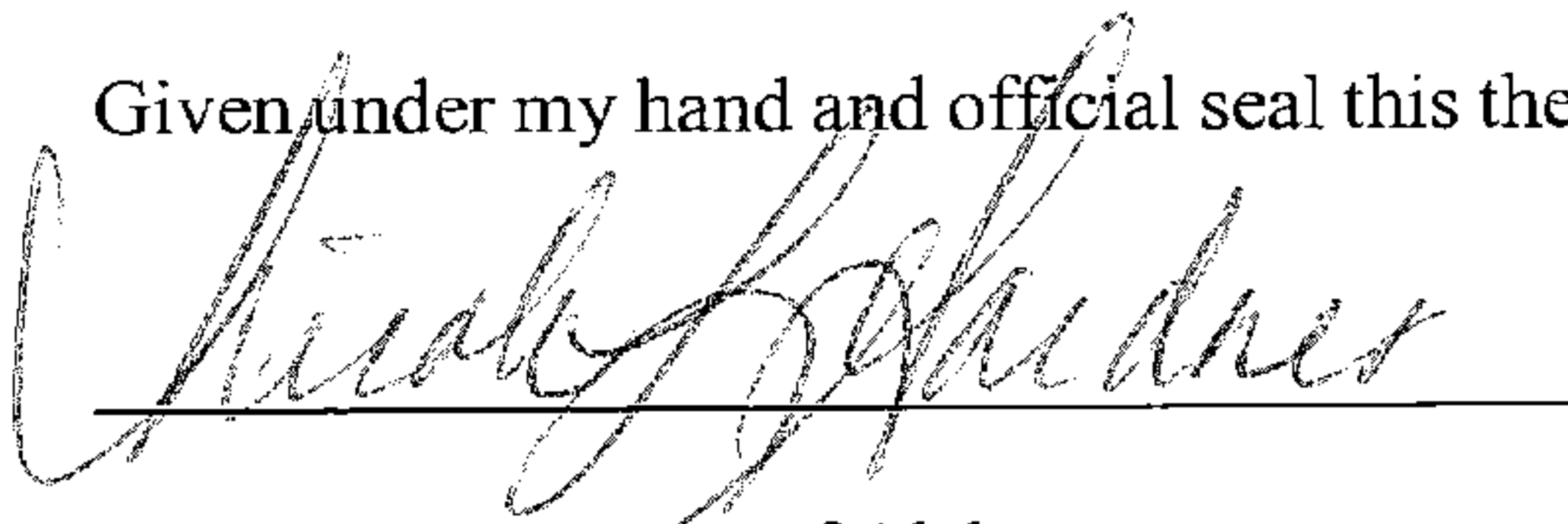
  
Catherine Jackson Heard

  
Ray Heard

State of Alabama  
County of Shelby

I, Nicole L. Gardner, a Notary Public in and for the said County in said State, hereby certify that **Catherine Jackson Heard and Ray Heard**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of May, 2025.

  
Notary Public, State of Alabama

My Commission Expires: 10/27/26

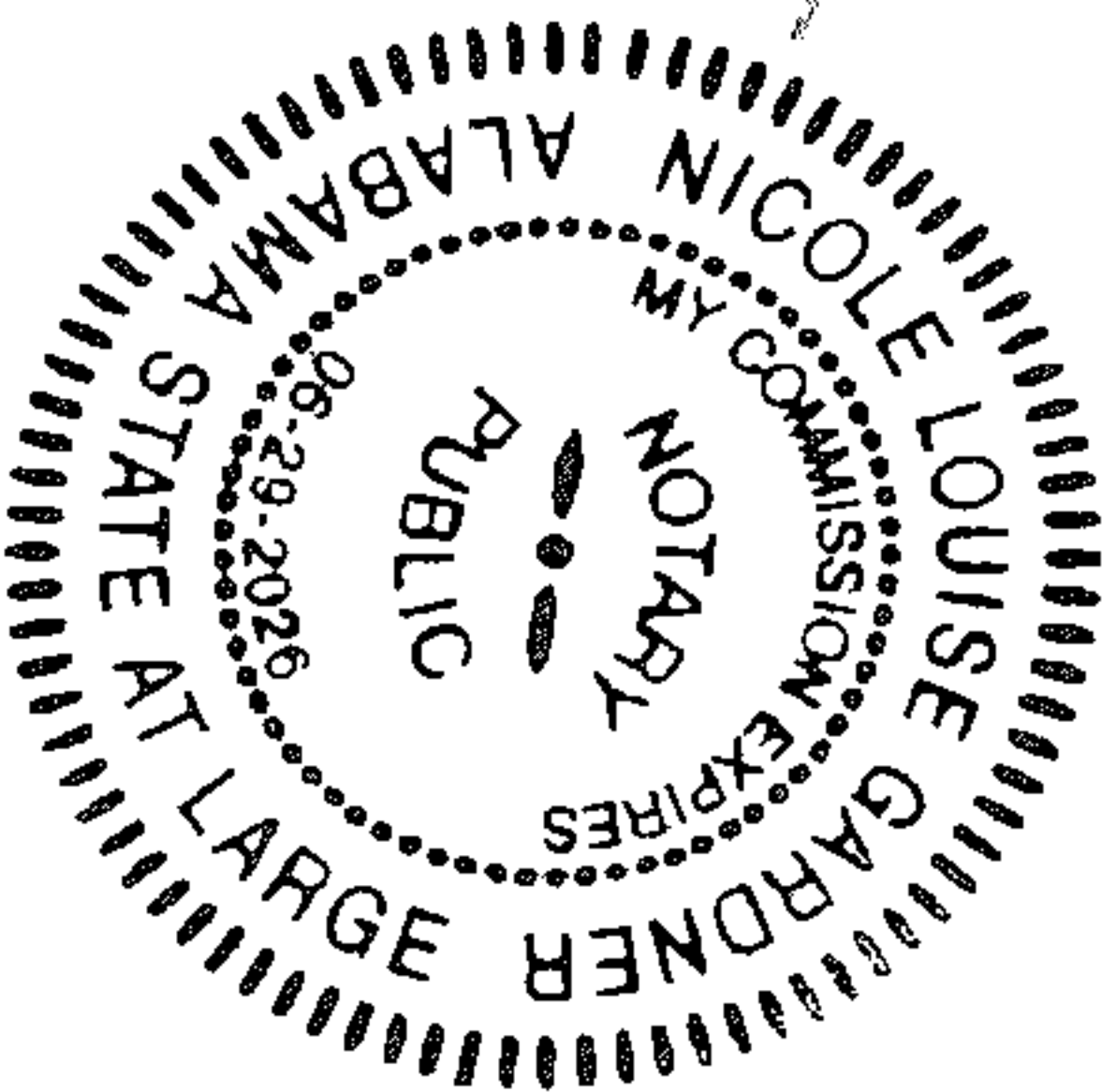


Exhibit “A” – Legal Description

A parcel of land which lies in Block D, of the Ellis Addition to East Montevallo, more particularly described as follows: Begin at the Southwest corner of Lot 23 Block D, and run East along South lot line for 67 feet; thence run North to a point which lies 18 feet West of the Northeast corner of Lot 23; thence run West along North line of Lot 23, to Northwest corner of Lot 23; thence run South along West lot line to point of beginning of parcel; being situated in Shelby County, Alabama.

ALSO, a part of Lot 26, Block D, more particularly described as follows:

From the Southwest corner of Lot 26, run East along South lot line for 75 feet; thence run North parallel to Cedar Street to a point on North line of Lot 26, which lies 75 feet East of Cedar Street Right of Way; thence run West along lot line for 75 feet to Northwest corner of Lot 26; thence run South along Cedar Street Right of Way to point of beginning; being situated in Shelby County, Alabama.

A part of Lot 27, Block D, more particularly described as follows: Begin at the Southwest corner of Lot 27, and run East along South lot line for 75 feet; thence run North, parallel to Cedar Street to Shoal Creek; thence run Northwest along Shoal Creek to right of way of Cedar Street; thence run South along right of way of Cedar Street to point of beginning; being situated in Shelby County, Alabama.

ALSO, A parcel of land lying in Block D, of the Ellis Addition to East Montevallo, more particularly described as follows:

Begin at the Southwest corner of Lot 24, and run North along lot line to Northwest corner of Lot 24, which is point of beginning of parcel; thence continue along same line North to Shoal Creek; thence run Southeast along Shoal Creek to North line of Lot 25; thence run West along North line of Lot 25, and North line of Lot 24, to point of beginning of parcel; being situated in Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/12/2025 01:08:43 PM  
 \$29.00 KELSEY  
 20250512000142840

*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 Catherine Jackson Heard Grantee's Name Catherine Jackson Heard  
 Mailing Address 281 Commerce St Mailing Address 281 Commerce St  
Montevallo, AL Montevallo, AL  
35115 35115

Property Address 281 Commerce St Date of Sale 5-17-25  
Montevallo, AL Total Purchase Price \$  
35115 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$ 125,140.00

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 to correct deed in Inst No.  
20120229000070610

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 \_\_\_\_\_ Print Roy Heard  
 \_\_\_\_\_ Sign Roy H. Heard  
 \_\_\_\_\_ (verified by) \_\_\_\_\_ (Grantor/Grantee/Owner/Agent) circle one