

Inst # 20220726000291820



20250514000146920 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
05/14/2025 12:05:41 PM FILED/CERT

**CORRECTIVE QUITCLAIM DEED**

(This deed is made solely to clarify the nature of ownership under the original deed  
recorded on July 26, 2022.)

Prepared By:

Peter Knowe

2012 Wilmington Place

Birmingham, AL 35242

After Recording Return To:

Peter Knowe

2012 Wilmington Place

Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

THIS CORRECTIVE QUITCLAIM DEED is made this \_\_\_\_ day of \_\_\_\_\_,  
2025, by Ellen Knowe, formerly known as Elena Fedorovna Grafova (also known as  
Elena Grafova Koster), a married individual residing at 2012 Wilmington Place,  
Birmingham, Alabama 35242 (hereinafter referred to as the "Grantor").

WHEREAS, a Quitclaim Deed dated July 26, 2022, was executed by the Grantor under  
the name Elena Grafova Koster, and recorded in the records of the Probate Court of  
Shelby County, Alabama, concerning the conveyance of certain real property to Elena  
Grafova Koster and Peter Knowe, a married couple, and

WHEREAS, the original deed did not expressly state that the grantees were to hold the  
property as joint tenants with right of survivorship, and

WHEREAS, it is the intent of the Grantor to clarify and confirm that the grantees were



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intended to receive title as joint tenants with right of survivorship, and not as tenants in common; and

WHEREAS, on February 20, 2024, by order of the Probate Court of Shelby County, Alabama, the Grantor legally changed her name from Elena Fedorovna Grafova to Ellen Knowe.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell, convey, and quitclaim to:

Ellen Knowe and Peter Knowe,  
a married couple,  
residing at 2012 Wilmington Place,  
Birmingham, Alabama 35242,

as joint tenants with right of survivorship, and not as tenants in common,  
all the Grantor's right, title, and interest in and to the following described real estate located in Shelby County, Alabama, to-wit:

Map Book 30 Page 023, Plot 5  
Parcel Number: 10 2 03 0 0004 005 000

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, unto the said Grantees as joint tenants with right of survivorship, to the only proper use, benefit, and behoof of the said Grantees, and to the survivor of them, and the heirs and assigns of such survivor, forever.

This deed is intended only to clarify and correct the form of ownership conveyed in the original deed recorded on July 26, 2022, and does not represent a new or additional conveyance.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on the day and year first above written.

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Ellen Knowe

Ellen Knowe, formerly known as Elena Fedorovna Grafova  
2012 Wilmington Place  
Birmingham, AL 35242

STATE OF ALABAMA  
COUNTY OF Jefferson

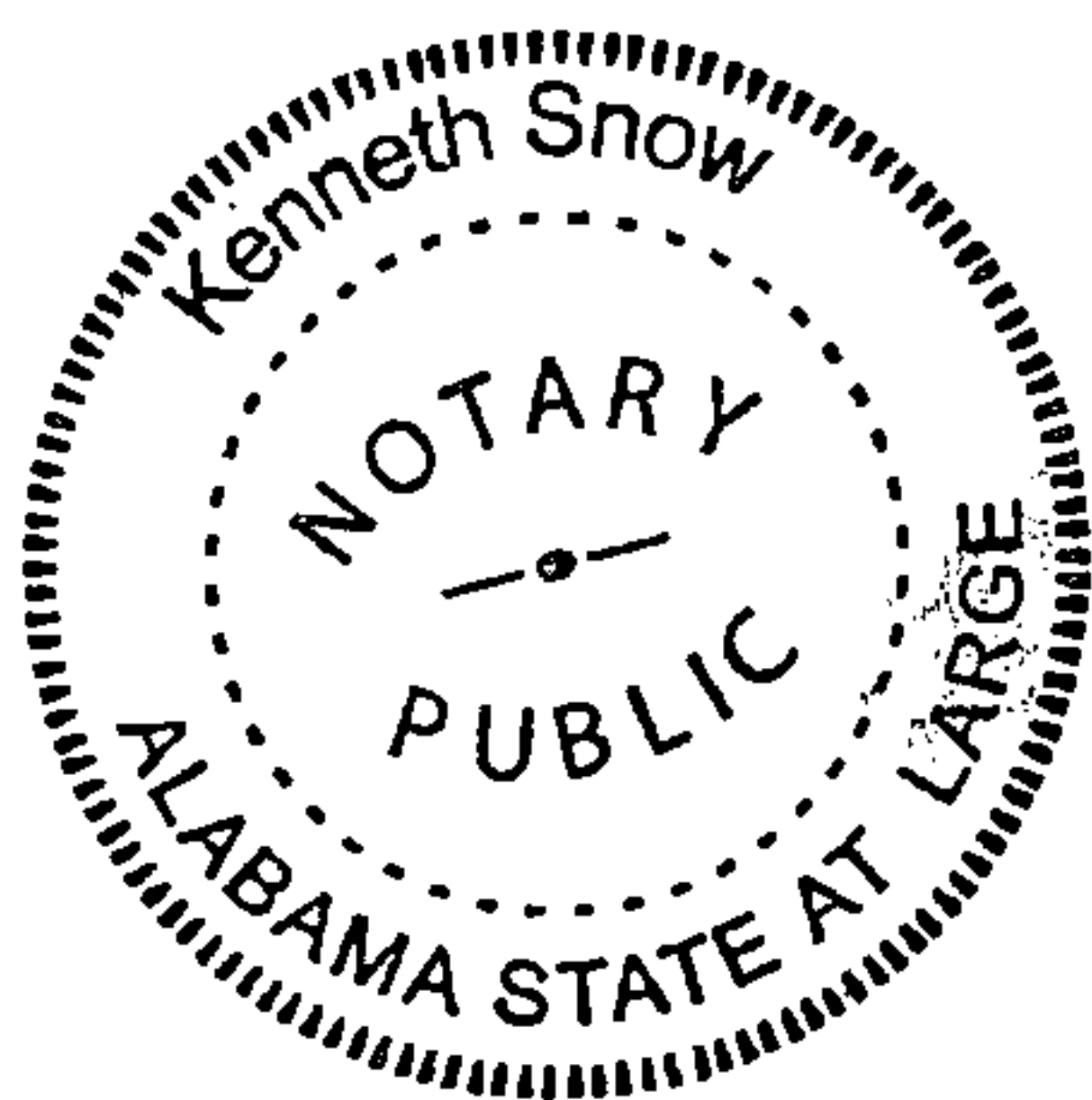
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ellen Knowe, formerly known as Elena Fedorovna Grafova, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 14<sup>th</sup> day of May, 2025.

Kenneth Snow

Notary Public

My commission expires: \_\_\_\_\_



Kenneth Snow  
Notary Public, Alabama State At Large  
My Commission Expires Dec. 17, 2025



# PROPERTY RECORD CARD - 2022



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## LEGAL DESCRIPTION

PARCEL NUMBER:	10 2 03 0 004 005 000		
MAP NUMBER:	10 2 03 0 000	CODE1:	40
SUB DIVISON1:	WILMINGTON PLACE AMENDED		CODE2:
SUB DIVISON2:	WILMINGTON PLACE		CODE2:
PRI. LOT/BLOCK:	5	REMARKS:	
SEC. LOT/BLOCK:		REMARKS:	
ADDNL LOT/BLOCK:			
SECTION1:	03	TOWNSHIP1:	19S
SECTION2:	00	TOWNSHIP2:	00
SECTION3:	00	TOWNSHIP3:	00
SECTION4:	00	TOWNSHIP4:	
LOT DIM1:	173.26	LOT DIM2:	258.90
ACRES:	1.010	SQ FT:	43,995.600
PRI. MUN/ACRE:	01-CX	SEC. MUN/ACRE:	0.000
CONDO NAME:		CONDO BOOK/PAGE:	
PARENT PARCEL:		COMMON AREA:	
METES AND BOUNDS:		COMMON AREA INT:	

MAP BOOK/PAGE:	30	023
MAP BOOK/PAGE:	29	098

ADVANCED (0)

GENERAL REMARKS:

EFF. DATE

INST. NBR:

Future Year Record Exists

Detail Parcels



20220726000291820 4/5 \$679.50  
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