



20250602000167200 1/5 \$39.00  
Shelby Cnty Judge of Probate, AL  
06/02/2025 12:25:23 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Ashley Danielle Akins  
2633 Highway 86  
Calera, AL 35040

## CORRECTIVE WARRANTY DEED

### Joint Tenancy With Right of Survivorship

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$ 500.00), the receipt of sufficiency of which are hereby acknowledged, that **Teresa Marie Sanders, f/k/a Teresa Marie Horton, a now married woman and formerly the widow of Roland G. Horton, a deceased person having died intestate on or about 16 February, 2002, without a probate estate being probated; Ashley Danielle Akins, a divorced woman; and Candace Erin Mims, a divorced woman, being the only two issue of the decedent, Roland G. Horton,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Teresa Marie Sanders; Ashley Danielle Akins; and Candace Erin Mims,** hereinafter known as the GRANTEE;

*Lot 2, according to the map of the Roland Horton Family Subdivision recorded in Map Book 43, Page 82 in the Office of the Judge of Probate of Shelby County, Alabama.*

Subject to any and all easements, rights of way, covenants and restrictions of record.

THIS CORRECTIVE DEED WAS PREPARED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN INSTRUMENT RECORDED AS INSTRUMENT # 20250523000158880, IN THE OFFICE OF THE SHELBY COUNTY JUDGE OF PROBATE.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was provided by the Grantor.



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TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the  
02 Day of June, 2025.

**Teresa Marie Sanders**  
**f/k/a Teresa Marie Horton**  
**Grantor**

**Ashley Danielle Akins**  
**Grantor**

**Candace Erin Mims**  
**Grantor**



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STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Teresa Marie Sanders f/k/a Teresa Marie Horton, a now married woman and formerly the widow of Roland G. Horton, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 02 Day of Sept, 2025.

NOTARY PUBLIC

My Commission Expires: 11 March, 2028

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Ashley Danielle Akins, a divorced woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 02 Day of Sept, 2025.

NOTARY PUBLIC

My Commission Expires: 11 March, 2028



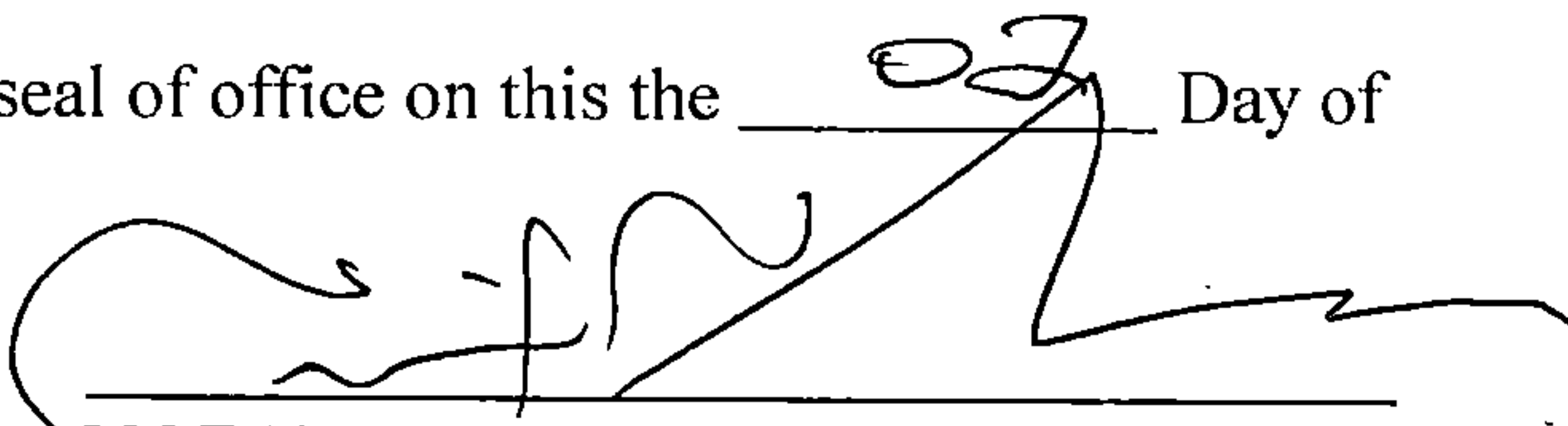


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STATE OF ALABAMA     )  
                                  )  
COUNTY OF SHELBY    )  
/

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Candace Erin Mims, a divorced woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 02 Day of June, 2025.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 11 March, 2028

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name TERESA Sanders, et al  
Mailing Address 108 Co. Rd. 441  
VERBENNA, AL 36901

Grantee's Name TERESA Sanders, et al  
Mailing Address 108 Co. Rd. 441  
VERBENNA, AL 36901

Property Address 2633 Hwy. 86  
CALERA, AL 35040

Date of Sale 6/2/25  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 85,260.-

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 Tax Records

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 6-2-2025

Unattested

(verified by)

Print Teresa Sanders

Sign Teresa Sanders

(Grantor/Grantee/Owner/Agent) circle one