


THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This Instrument Prepared By:  
Ferris S. Ritchey III  
1740 Oxmoor Road, Suite 100  
Birmingham, Alabama 35209

  
20250604000171160 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
06/04/2025 02:17:57 PM FILED/CERT

Send Tax Notice To:  
James P. Adams  
61 Travis Road  
Leeds, AL 35094

CORRECTIVE WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to the undersigned, **MARGUERITE ADAMS**, an unmarried widow, (herein referred to as GRANTOR), in hand paid by **JAMES P. ADAMS** and wife, **AMANDA ADAMS** (herein referred to as GRANTEES), the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama:

Begin at the NE corner of the SW 1/4 of the NW 1/4 of Section 18, Township 18 South, Range 1 East, Shelby County, Alabama; thence run westerly along the north line of said 1/4 - 1/4 section a distance of 279.85 feet; thence turn 90° 00' left and run southerly 155.60 feet; thence turn 90° 00' left and run easterly 278.59 feet to a point on the east line of said 1/4 - 1/4 section; thence turn 89° 30' left and run northerly along said 1/4 - 1/4 line 155.61 feet to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

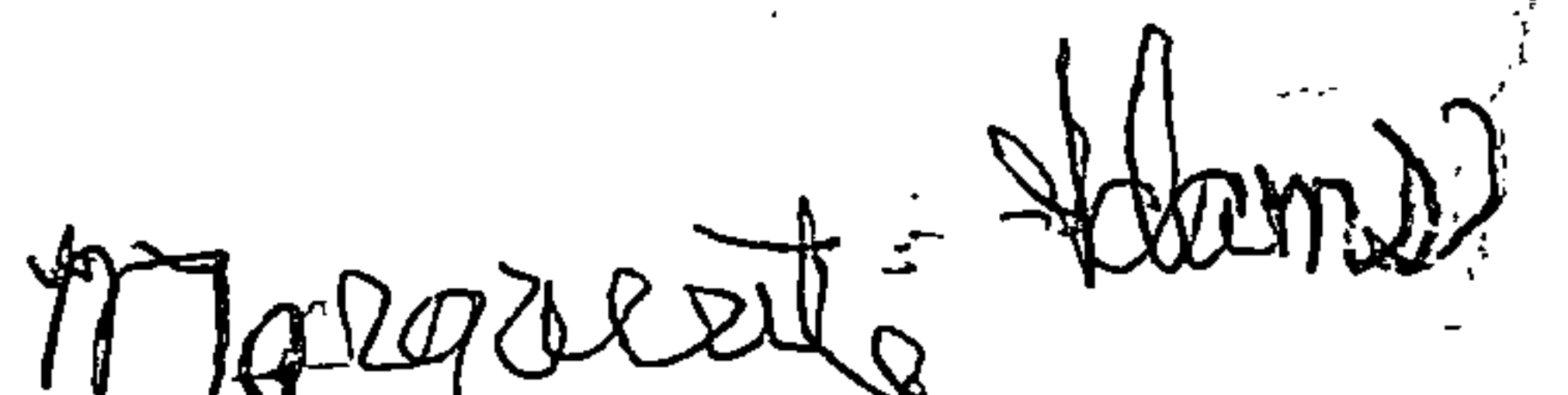
Marguerite Adams is the surviving spouse as joint tenants with right of survivorship as evidenced by deed recorded in Book 197, Page 244, her husband, Travis A. Adams, having died on or about the 3<sup>rd</sup> day of September 2016.

This corrective deed is to state to the proper legal description related to the prior filing on May 9, 2025, to the deed dated April 10, 2025, Instrument # 20250509000 140150.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of May, 2025.

  
MARGUERITE ADAMS



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STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ,  
**MARGUERITE ADAMS**, a unmarried widow, whose name is signed to the foregoing conveyance, and who  
is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance,  
she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of May, 2025.

*Edna B. Moreland*

Notary Public

My Commission Expires: 8-18-25

EDNA BLACK MORELAND  
Notary Public  
Alabama State at Large



# Real Estate Sales Validation Form

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

Grantor's Name	<u>Marguerite Adams</u>	Grantee's Name	<u>James P. Adams</u>
Mailing Address	<u>31 Travis Road</u>	Mailing Address	<u>61 Travis Road</u>
	<u>Leeds, AL 35094</u>		<u>Leeds, AL 35094</u>

Property Address	<u>61 Travis Road</u>	Date of Sale	<u>April 10, 2025</u>
	<u>Leeds, AL 35094</u>	Total Purchase Price	<u>                    </u>
	<u>                    </u>	or	<u>                    </u>
	<u>                    </u>	Actual Value \$	<u>                    </u>
	<u>                    </u>	or	<u>                    </u>
	<u>                    </u>	Assessor's Market Value \$	<u>161,750</u>



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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> Tax Assessor

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 <u>                    </u>	Print <u>Ferris S. Ritchey III</u>
<u>                    </u> Unattested	Sign <u>                    </u>
<u>                    </u> (verified by)	<u>                    </u> Attorney

Form RT-1