

20250807000241090 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
08/07/2025 12:30:57 PM FILED/CERT

When Recorded Mail to:

SOLIDIFI TITLE AND CLOSING, LLC
POST CLOSING
15551 N. GREENWAY HAYDEN LOOP
SCOTTSDALE, AZ 85260

Prepared By:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

Send Tax Message To:

WILLIAM S. DOUGLAS,
250 CEDAR LAKE DRIVE
CALERA, AL 35040

CORRECTIVE QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 31 day of March, 2025, by first party W. SHAWN DOUGLAS ALSO KNOWN AS WILLIAM S. DOUGLAS AND JODIE LYNN DOUGLAS HUSBAND AND WIFE whose mailing address is 250 CEDAR LAKE DRIVE, CALERA, AL 35040 to second party, WILLIAM S. DOUGLAS, A SINGLE PERSON whose mailing address is 250 CEDAR LAKE DRIVE, CALERA, AL 35040.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of CALERA, County of SHELBY, State of ALABAMA to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This deed serves to correct an incorrect legal description in that certain Quitclaim Deed dated 1/13/2022 and recorded on 2/1/2022 as Instrument No. 20220201000044040.

APN: 28-4-20-0-000-027.000

Property Address: 250 CEDAR LAKE DRIVE, CALERA, AL 35040



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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

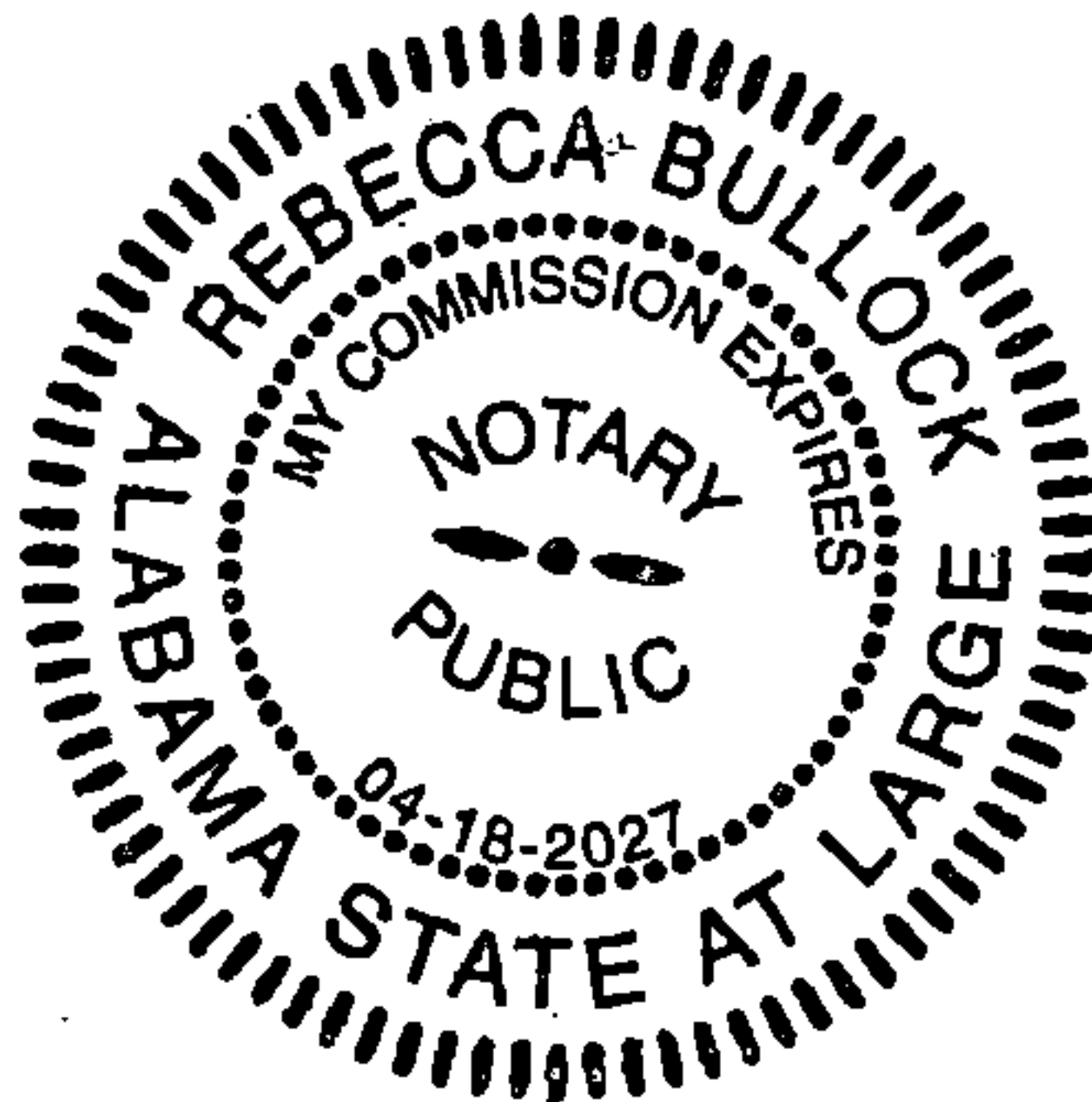
N/A
W. SHAWN DOUGLAS

Jodie Lynn Douglas
JODIE LYNN DOUGLAS

STATE OF ALABAMA
COUNTY OF Mobile

} SS.

I, Rebecca Bullock, a Notary Public, hereby certify that ~~W. SHAWN DOUGLAS AND~~
JODIE LYNN DOUGLAS 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 this 31 day of March, 2025



Rebecca Bullock
Notary Public

EXHIBIT "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, CITY OF CALERA, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST; RUN THENCE SOUTH 02 DEGREES 24' 30" WEST FOR 337.87 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 86 DEGREES 16' 15" EAST FOR 513.72 FEET; RUN THENCE SOUTH 06 DEGREES 19' 19" EAST FOR 324.74 FEET; RUN THENCE NORTH 89 DEGREES 26' 29" WEST FOR 107.81 FEET; RUN THENCE SOUTH 89 DEGREES 13' 10" WEST FOR 215.43 FEET; RUN THENCE NORTH 84 DEGREES 26' 36" WEST FOR 252.7 FEET; RUN THENCE NORTH 04 DEGREES 31' 48" EAST FOR 235.48 FEET; RUN THENCE SOUTH 86 DEGREES 56' 32" EAST FOR 3.61 FEET; RUN THENCE NORTH 02 DEGREES 24' 30" EAST FOR 97.56 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA. CENTERLINE DESCRIPTION OF 20 FOOT INGRESS-EGRESS EASEMENT:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST; RUN THENCE SOUTH 02 DEGREES 24' 30" WEST FOR 435.43 FEET; RUN THENCE NORTH 86 DEGREES 56' 32" WEST FOR 3.61 FEET; RUN THENCE SOUTH 04 DEGREES 31' 48" WEST FOR 235.48 FEET; RUN THENCE SOUTH 84 DEGREES 26' 36" EAST FOR 252.70 FEET; RUN THENCE NORTH 89 DEGREES 13' 10" EAST FOR 61.15 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 02 DEGREES 16' 18" WEST FOR 17.59 FEET; RUN THENCE SOUTH 87 DEGREES 34' 24" EAST FOR 932.33 FEET; RUN THENCE IN AN EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 272.64 FEET FOR AN ARC LENGTH OF 127.62 FEET; RUN THENCE NORTH 65 DEGREES 43' 14" EAST FOR 256 FEET, MORE OR LESS, TO THE RIGHT OF WAY OF COUNTY ROAD NUMBER 63.

AND

PARCEL II:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST; RUN THENCE SOUTH 02 DEGREES 24' 30" WEST FOR 337.87 FEET; RUN THENCE SOUTH 86 DEGREES 16' 15" EAST FOR 513.72 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 87 DEGREES 56' 43" EAST FOR 666.99 FEET; RUN THENCE SOUTH 23 DEGREES 08' 03"

EAST FOR 289.00 FEET; RUN THENCE NORTH 72 DEGREES 53' 51" EAST FOR 265.00 FEET TO THE SOUTHERN RIGHT OF WAY OF COUNTY ROAD NUMBER 63, RUN THENCE SOUTH 39 DEGREES 37' 35" EAST ALONG SAID RIGHT OF WAY FOR 8.78 FEET; RUN THENCE SOUTH 39 DEGREES 33' 24" EAST ALONG SAID RIGHT OF WAY FOR 256.45 FEET; RUN THENCE NORTH 87 DEGREES 27' 11" WEST FOR 1746.14 FEET; RUN THENCE NORTH 04 DEGREES 31' 48" EAST FOR 40.14 FEET; RUN THENCE SOUTH 84 DEGREES 26' 36" EAST FOR 252.70 FEET; RUN THENCE NORTH 89 DEGREES 13' 10" EAST FOR 215.43 FEET; RUN THENCE SOUTH 88 DEGREES 36' 29" EAST FOR 107.81 FEET; RUN THENCE NORTH 06 DEGREES 19' 19" WEST FOR 324.74 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA. CENTERLINE DESCRIPTION OF 20 FOOT INGRESS-EGRESS EASEMENT:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST; RUN THENCE SOUTH 02 DEGREES 24' 30" WEST FOR 435.43 FEET; RUN THENCE NORTH 86 DEGREES 56' 32" WEST FOR 3.61 FEET; RUN THENCE SOUTH 04 DEGREES 31' 48" WEST FOR 235.48 FEET; RUN THENCE SOUTH 84 DEGREES 26' 36" EAST FOR 252.70 FEET; RUN THENCE NORTH 89 DEGREES 13' 10" EAST FOR 61.15 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 02 DEGREES 16' 18" WEST FOR 17.59 FEET; RUN THENCE SOUTH 87 DEGREES 34' 24" EAST FOR 932.33 FEET; RUN THENCE IN AN EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 272.64 FEET FOR AN ARC LENGTH OF 127.62 FEET; RUN THENCE NORTH 65 DEGREES 43' 14" EAST FOR 256 FEET, MORE OR LESS, TO THE RIGHT OF WAY OF COUNTY ROAD NUMBER 63.

Real Estate Sales Validation Form

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

Grantor's Name WILLIAM & JODIE DOUGLAS
Mailing Address 250 CEDAR LAKE DRIVE
CALEXA AL 35040

Grantee's Name WILLIAM DOUGLAS
Mailing Address 250 CEDAR LAKE DRIVE
CALEXA AL 35040

Property Address 250 CEDAR LAKE DRIVE
CALEXA AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 291840 / 145920

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 8/6/25

Print WILLIAM SHAWN DOUGLAS

Unattested

Sign

William Shawn Douglas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1