This instrument was prepared by:

Joshua L. Hartman J L Hartman, P.C. P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to:

Howard James Corra, Jr. and Cindy L. Corra 8080 Annika Dr Hoover, AL 35244

#### STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of FOUR HUNDRED TWENTY THOUSAND SIX HUNDRED EIGHTY TWO AND 00/100 DOLLARS (\$420,682.00) to the undersigned grantor, Flemming Partners, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Howard James Corra, Jr. and Cindy L. Corra, (herein referred to as 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, to-wit:

Lot 4141, according to the Survey of Abingdon Phase 2, as recorded in Map Book 53, Page 43, in the Probate Office of Shelby County, Alabama.

### SUBJECT TO ALL MATTERS OF RECORD

\$357,579.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, 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.

And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

## 20210630000317860 06/30/2021 01:57:50 PM DEEDS 2/3

IN WITNESS WHEREOF, the said G who is authorized to execute this conveday of	rantor, by J. Daryl Spears, its Authorized Representative, eyance, hereto set its signature and seal, this the
	Flemming Partners, LLC, an Alabama limited liability company
	By:
STATE OF ALABAMA)	
J. DARYL SPEARS, whose name as Alabama limited liability company, we is known to me, acknowledged before June	blic in and for said County, in said State, hereby certify that Authorized Representative of Flemming Partners, LLC, are hose name is signed to the foregoing conveyance and who he me on this day to be effective on the29thday of that, being informed of the contents of the conveyance, hereby, executed the same voluntarily for and as the act of said
Given under my hand and office 2021	cial seal this the 29th day of June,
	Della MILLA Notary Public
My Commission expires: 03/23	/23

# 20210630000317860 06/30/2021 01:57:50 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/30/2021 01:57:50 PM

06/30/2021 01:57:50 PM \$91.50 CHERRY 20210630000317860

Olinia S. Buyl

#### Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Property Address	Flemming Partners, LLC 3545 Market Street Hoover, AL 35226 8080 Annika Dr		Grantee's Name  Mailing Address	Howard James Corra, Jr. and Cindy L.  Corra  5085 Crowne Chase Parkway  Hoover, AL 35244
	Hoover, AL 35244		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$
	orice or actual value claimed ecordation of documentary		be verified in the	following documentary evidence:
Bill of S Sales C		AppraisalOther:		
Closing	Statement		· · · · · · · · · · · · · · · · · · ·	<u> </u>
—	nce document presented for is form is not required.	recordation conta	ains all of the requ	ired information referenced above,
	e and mailing address - provent mailing address.	Instruction ide the name of th		ons conveying interest to property
Grantee's nam being conveye		ride the name of	the person or perso	ons to whom interest to property is
	ess - the physical address of to the property was conveye		ng conveyed, if ava	ailable. Date of Sale - the date on
_	e price - the total amount pai he instrument offered for rec		se of the property,	both real and personal, being
conveyed by t	if the property is not being he instrument offered for red assessor's current market	cord. This may b	ue of the property, e evidenced by an	both real and personal, being appraisal conducted by a licensed
current use valuing proper	luation, of the property as de	etermined by the	local official char	e of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of
accurate. I fur		se statements clai		d in this document is true and may result in the imposition of the
Date	Print			
Unatte			Sign	/ / A / A / A
	(verified by)		(Grantor/Grant	ntee/ Owner/Agent) circle one