

DOCUMENTARY STAMPS BASED ON: \$437,200.00
DOCUMENTARY STAMPS COLLECTED: \$437.20
PARCEL IDENTIFICATION NO.: 038280006050000

WARRANTY DEED

THIS WARRANTY DEED made this 19TH day of August, 2009, by SANDRA J. CORNELIUS, (the "Grantor") of P.O. Box 28211, Panama City Beach, Florida 32411, to JAMES PAUL CORNELIUS and SANDRA JOSEPH CORNELIUS, as Co-Trustees of the JAMES PAUL CORNELIUS AND SANDRA JOSEPH CORNELIUS REVOCABLE LIVING TRUST DATED JUNE 4, 2009, (the "Grantees"), of P.O. Box 28211, Panama City Beach, Florida 32411;

W I T N E S S E T H:

THAT THE GRANTOR, for and in consideration, of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell and convey unto the Grantees, including the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations as the case may be, all that certain lands situate in Shelby County, Alabama, to wit:

Lot 50, according to the Survey of The Parc at Greystone, as recorded in Map Book 32, Page 42 A, B and C, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the Grantor

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said Grantees that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land; that she hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments for the year of 2009 and restrictions of record, the mention of which herein shall not reimpose the same.



THEREFORE IT IS HEREBY GRANTED to the Grantees, in addition to those powers conferred by law, the following powers to be exercised without authority from any court and in the Grantees' sole and absolute discretion, to deal with any and all property conveyed herein:

A. To retain such property regardless of whether it is of the class or diversification authorized by law for the investment of trust funds, and to abandon such property or any interest in it as may be deemed advisable.

B. To sell any such property or any interest (including undivided interests) therein, at such times and upon such terms and conditions including credit, as may be deemed advisable at public or private sale, and to exchange, grant options on or easements in or on the property or otherwise dispose of such property as may be deemed advisable.

C. To enter into a lease for any purpose as lessor of the property for such period of time and to grant such options for renewal or purchase as may be deemed advisable.

D. To borrow money from any lender as may be necessary to pay taxes or for such other purposes as may be deemed advisable, and to give notes or bonds for the sums borrowed and to encumber, mortgage or pledge any property granted hereunder to secure repayment of such notes or bonds.

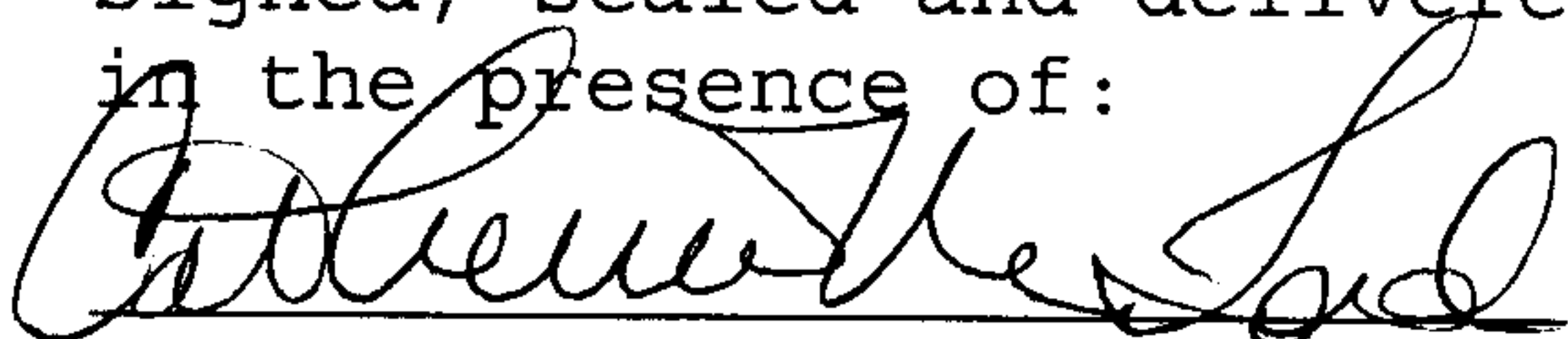
E. To abandon, compromise, arbitrate or otherwise deal with and settle claims in favor of or against the property as may be deemed advisable.

F. To exercise all of the powers and discretion granted herein, even after the termination of any trust under which this property is granted, until the final distribution of all property conveyed herein.

G. To do all such acts and exercise all such rights and privileges, although not specifically listed hereunder, which the Grantee deems necessary or advisable for the proper and advantageous management, investment and distribution of the property conveyed herein, and to make, execute and deliver any instruments or agreements binding the Grantees with respect to the property conveyed hereby.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in her name the day and year first above written.

Signed, sealed and delivered
in the presence of:

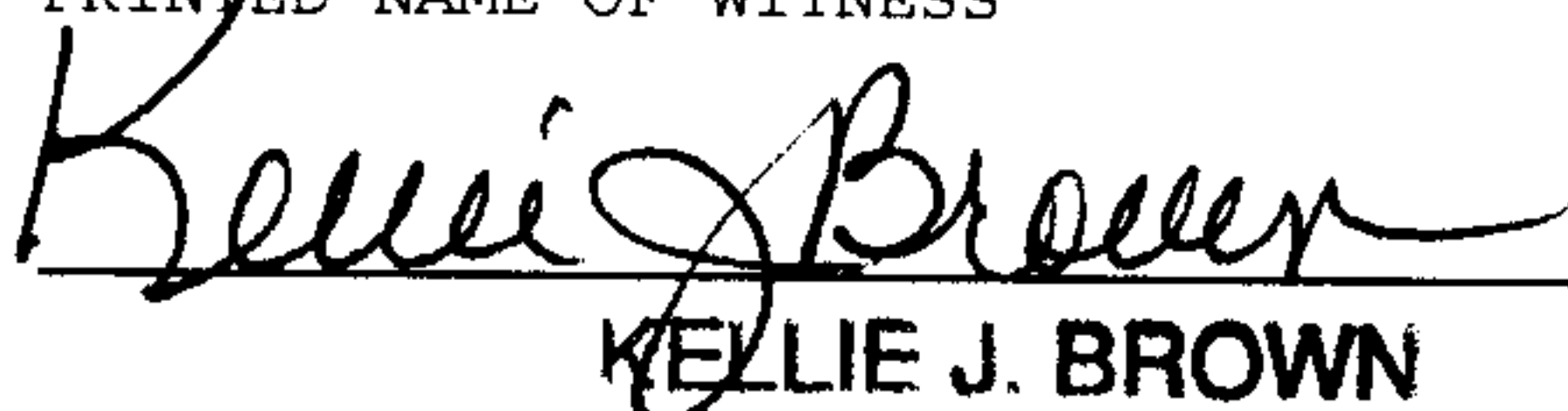


CATHERINE M. FORD



SANDRA J. CORNELIUS

PRINTED NAME OF WITNESS



KELLIE J. BROWN

PRINTED NAME OF WITNESS

Deed Tax : \$437.50

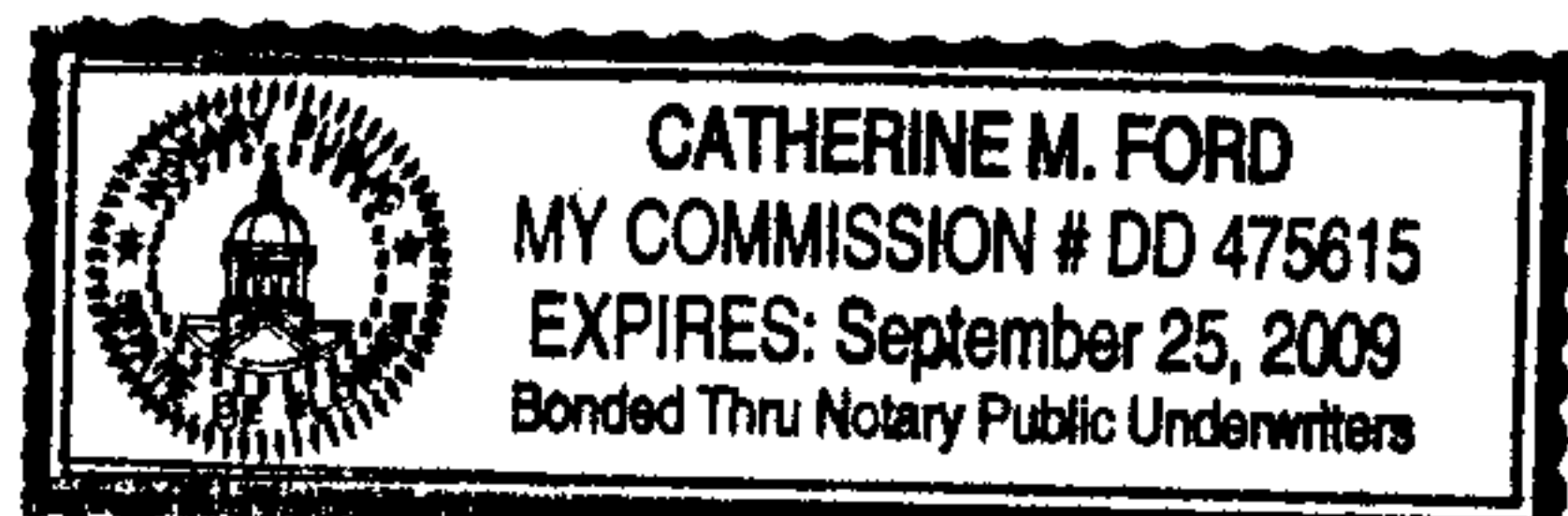

Initials

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 11th
day of August, 2009, by SANDRA J. CORNELIUS, who (notary **must** check
applicable box):

- ☐ is personally known to me.
☒ produced a current Florida driver's license as identification,
License No. _____.
☐ produced _____ as identification.

(NOTARY SEAL)



Catherine M. Ford
CATHERINE M. FORD

(Print Name of Notary)

Notary Public

Serial # DD 475615

My Commission Expires: 9/25/09

THIS DOCUMENT PREPARED FROM INFORMATION FURNISHED BY THE
GRANTOR; ACCURACY OF LEGAL DESCRIPTION OR MARKETABILITY
OF TITLE IS NOT GUARANTEED BY THE PREPARER:
BURKE BLUE HUTCHISON WALTERS & SMITH, P.A.
P.O. BOX 70, PANAMA CITY, FLORIDA 32402
(850) 769-1414

[Handwritten signature]