

Parcel I.D. #: 35-1-02-3-001-012-000

Send Tax Notice To: Larry & Caroline Kornegay
104 Driver Street
Calera, AL 35040

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20171004000361330 1/4 \$55.00
Shelby Cnty Judge of Probate, AL
10/04/2017 08:35:35 AM FILED/CERT

Know all men by these presents, that in consideration of the sum of Thirty Thousand Dollars and 00/100 (\$ 30,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Kenneth R. Sullivan and Carolyn C. Sullivan, as Co-Trustees of The Ken & Carolyn Sullivan Revocable Living Trust, U/A dated October 21, 2015**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Larry Kornegay, Sr., and Carolyn Kornegay, a married couple**, hereinafter known as the GRANTEE;

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, and run South 05 degrees 34 minutes 49 seconds East 648.0 feet; Thence North 86 degrees 45 minutes 12 seconds East 744.0 feet to the Point of Beginning; Thence continue North 86 degrees 45 minutes 12 seconds East 419.15 feet to the West side of a paved county road; Thence continue along said road North 04 degrees 12 minutes West 297.52 feet; Thence North 89 degrees 39 minutes 03 seconds West 199.9 feet; Thence North 04 degrees 14 minutes 35 seconds West, 127.53 feet to the south side of a paved county road; Thence continuing along said road along a CH=South 86 degrees 45 minutes 12 seconds West, 210.0 feet; Thence continuing along said road along a CH=South 58 degrees 21 minutes 28 seconds West 18.26 feet; Thence South 05 degrees 03 minutes 42 seconds East 429.05 feet to the Point of Beginning. All lying within the North 1/2 of the NW 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, LESS & EXCEPT any overlap of the following property in deed found in Book 337, Page 580 described as follows: A tract of land in the NW 1/4 of the SW 1/4 of Section 2, Township 24, Range 13 East, Described as follows: Begin at the Northeast corner of the NW 1/4 of the SW 1/4 Section 2, Township 24, Range 13 East, and run West 363 feet to the Point of Beginning; Thence South 210 feet; Thence West 210 feet; Thence North 210 feet; Thence East 210 feet to the Point of Beginning.

Being all of that certain property conveyed to Federal Home Loan Mortgage Corporation from Marilyn Jones and Caleb Jones husband and wife, by deed dated January 30, 2012 and

Shelby County AL 10/04/2017
State of Alabama
Deed Tax: \$30.00

recorded January 30, 2012, as Document No. 20120130000034340 of official records.


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

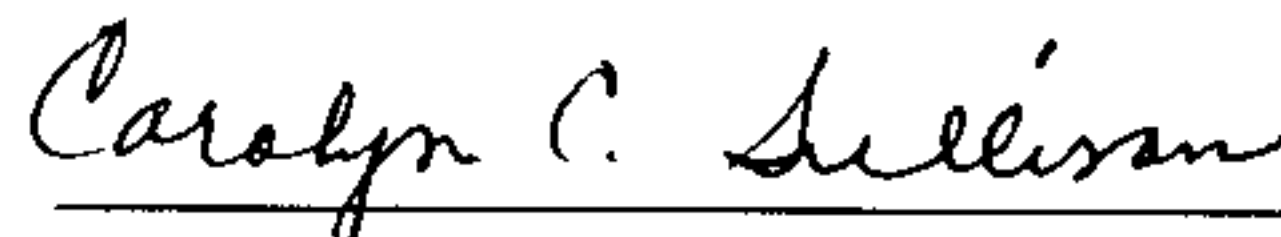
This deed was prepared with the benefit of a title search by Shelby County Abstract & Title Company, Inc., under policy number S-17-24148, and a survey was not performed. The legal description was provided by the Grantor herein.

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 29 Day of Sept, 2017.


Kenneth R. Sullivan, as Trustee
Grantor


Carolyn C. Sullivan, as Trustee
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20171004000361330 2/4 \$55.00
Shelby Cnty Judge of Probate AL
10/04/2017 08:35:35 AM FILED/CERT

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Kenneth R.*

Sullivan, and Carolyn C. Sullivan, as Co-Trustees of The Ken & Carolyn Sullivan Revocable Living Trust, U/A dated October 21, 2015, 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 24 Day of February, 2017.




NOTARY PUBLIC

My Commission Expires: 18 March, 2020

This Instrument Prepared By:

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



20171004000361330 3/4 \$55.00
Shelby Cnty Judge of Probate, AL
10/04/2017 08:35:35 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ken & Carolyn Hillman
Mailing Address _____

Grantee's Name Larry Kornegay, Sr.
Mailing Address 104 Drivers St.
Calera - Alabama
35040

Property Address 46 Dunes St.
Calera, AL 35040

Date of Sale 9/29/17
Total Purchase Price \$ 30,000.00

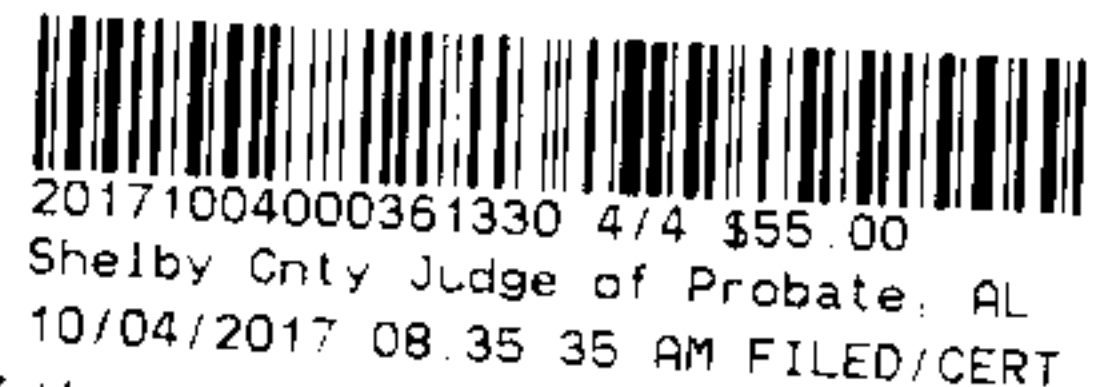
or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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 deemed to be in compliance 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 9/29/17

Unattested

(verified by)

Print KENNETH R. Hillman

Sign [Signature]
(Grantor/Grantee/Owner/Agent, etc.)