


Parcel I.D. #:

Send Tax Notice To: Larry Kornegay, Jr.

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**WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

  
20191218000469630 1/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
12/18/2019 02:24:59 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$ 5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Keith Driver, a divorced man**, 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, Jr., and Cynthia Lane Kornegay, a married couple** hereinafter known as the GRANTEE;

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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 # MV-19-25832, and a survey was not performed. The legal description was taken from that certain instrument recorded Instrument #20171005000363010 in , in the Probate Judge's Office of Shelby County, Alabama.

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.

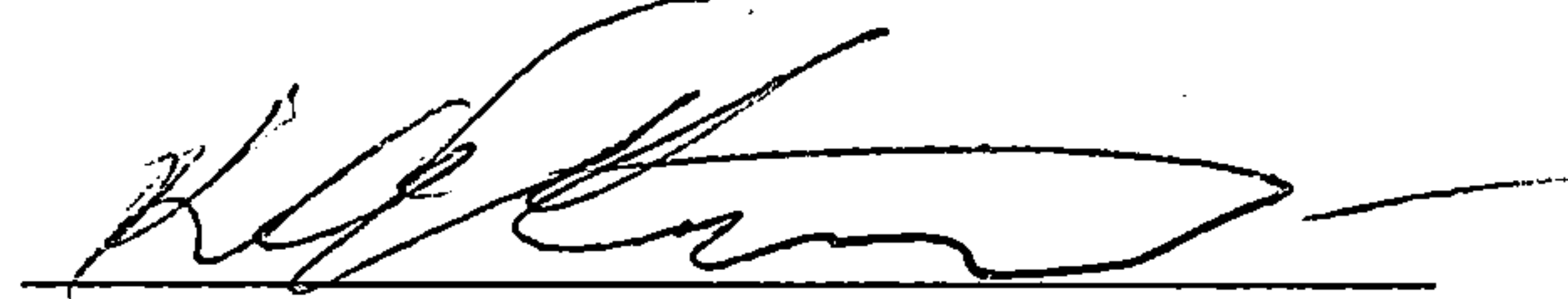
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right

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Shelby County, AL 12/18/2019  
State of Alabama  
Deed Tax: \$5.00

to sell and convey he 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 14 Day of OCT., 2019.

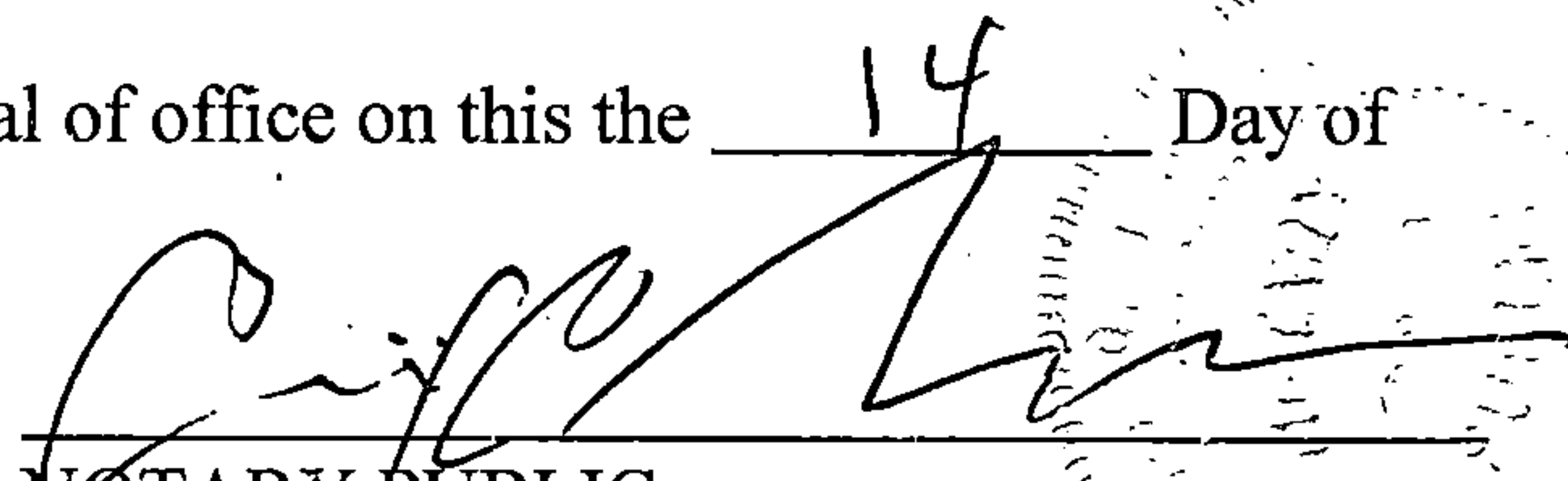


**Keith Driver**  
**Grantor**

STATE OF ALABAMA     )  
                                          )  
COUNTY OF SHELBY     )

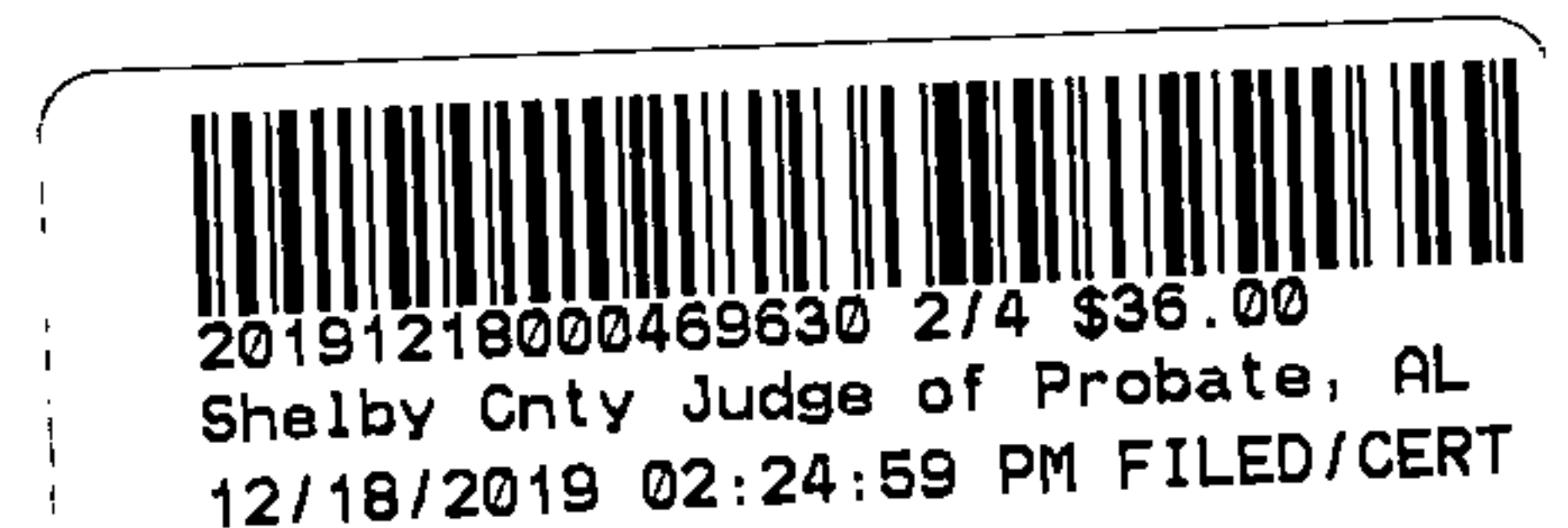
I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Keith Driver, a divorced man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 14 Day of OCT., 2019.

  
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



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:** Commence at the Northeast corner of the NW 1/4 of the SW 1/4, Section 2, Township 24, Range 13 East and run South along the East line of said forty acre 450 feet to the Southeast corner of lot being this day sold to Charles Robert Gay to the point of beginning; thence West along the South line of said Gay lot and parallel with the North line of said forty acres run 140 feet to the East line of an unpaved street; thence along said street South and parallel with the East line of said forty acres 105 feet; thence East and parallel with the North line of said forty acres 140 feet to the East line of said forty acres; thence North along the East line of said forty acres 105 feet to the point of beginning; together with the full right of ingress and egress to and from said lot along a street which is 20 feet wide and extends North and South along the West line of said lot and intersection with a public road running along the North line of property owned by L.H. Driver. Mineral and mining rights excepted.

**PARCEL II:** Commence at the Northeast corner of the NW 1/4 of SW 1/4 of Section 2, Township 24, Range 13 East and run South along the East line of said forty acres 345 feet to the Southeast corner of lot owned by Wilbur H. Moore and Barbara Moore to the point of beginning; thence West along the South line of said Moore lot and parallel with the North line of said forty acres run 140 feet to the East line of an unpaved street; thence along said street South and parallel with the East line of said forty acres 105 feet; thence East and parallel with the North line of said forty acres 140 feet to the East line of said forty acres; thence North and along the East line of said 105 feet to the point of beginning, together with the full right of ingress and egress to and from said lot along a street which is 20 feet wide and extends North and South along the West line of said lot and intersects with a public road running along the North line of property owned by L.H. Driver. Mineral and mining rights excepted.

  
20191218000469630 3/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
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# 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

Leif Lind  
1857 Seasons Drive  
Dothan AL 35966

Grantee's Name  
Mailing Address

Larry Kornegay Jr  
957 CORA RD  
Calera AL 35040

Property Address

55 Drake St.  
Calera AL 35040

Date of Sale

10/14/19

Total Purchase Price \$

5,000.-

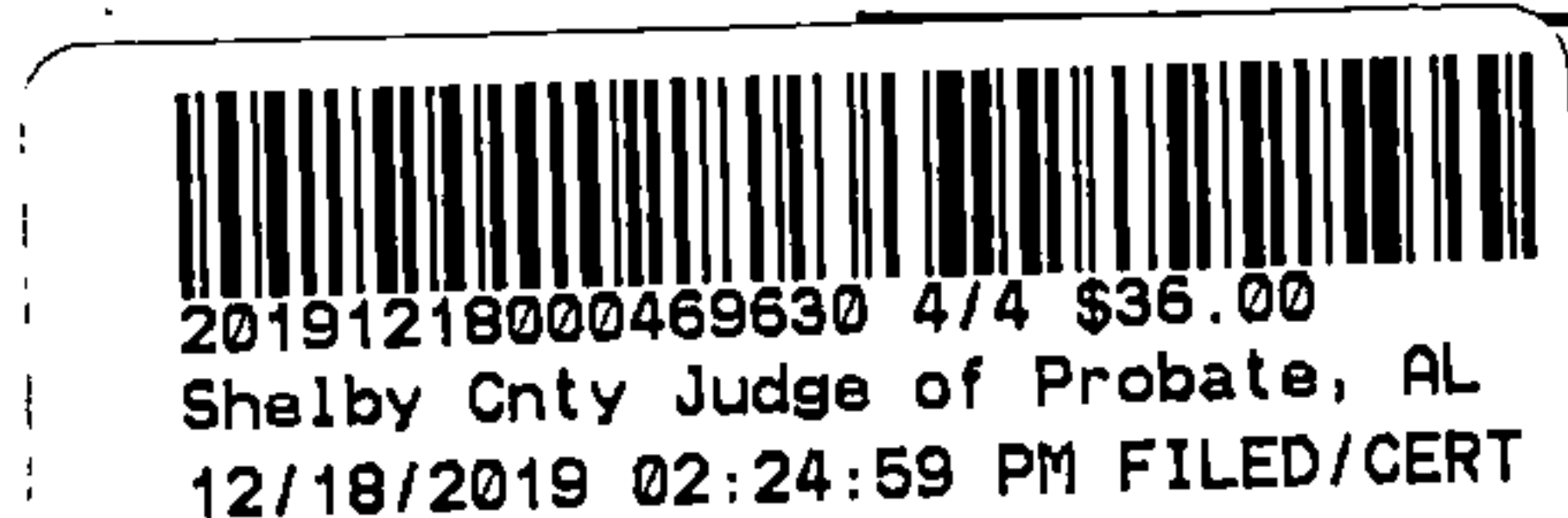
or

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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 10-14-19

Print Larry Kornegay Jr

Unattested

Sign Larry Kornegay Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one