

20220712000273590  
07/12/2022 08:13:10 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**  
William C. Cornman and Karen I. Cornman  
401 Chadwick Cir.  
Helena, AL 35080

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

### **WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Walter G. Douglas and Judy F. Douglas, husband and wife**, whose address is 2171 Parkway Lake Drive, 3001, Hoover, AL 35244, (hereinafter "Grantor", whether one or more), by **William C. Cornman and Karen I. Cornman**, whose address is 9904 Crestline Drive, Knoxville, TN 37922, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 401 Chadwick Cir., Helena, AL 35080**, to-wit:

**Lot 38, according to the Survey of Chadwick, Sector 4, as recorded in Map Book 20, page 38, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$150,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantors have caused this conveyance to be executed on this 11th day of July, 2022.

*Walter G. Douglas by*

*Jeffery Alan Powell ATTORNEY IN FACT*

Walter G. Douglas by Jeffery Alan Powell, Attorney-In-Fact

*Judy F. Douglas by*

*Jeffery Alan Powell ATTORNEY IN FACT*

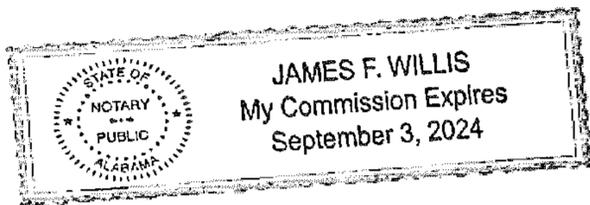
Judy F. Douglas by Jeffery Alan Powell, Attorney-In-Fact

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffery Alan Powell, whose name as Attorney in Fact for Walter G. Douglas and Judy F. Douglas, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July, 2022.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/12/2022 08:13:10 AM  
\$180.00 JOANN  
20220712000273590

*Allie S. Bayl*