



20220719000284180 1/3 \$92.00  
Shelby Cnty Judge of Probate, AL  
07/19/2022 10:55:38 AM FILED/CERT

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357  
Montevallo, AL 35115

Send Tax Notice:  
Matthew Scott Cornelius and  
Amy Cornelius  
434 18th St  
Calera AL 35040

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                    )     JOINT TENANCY  
  )     WITH RIGHT OF SURVIVORSHIP

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Matthew Scott Cornelius**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Matthew Scott Cornelius and Amy Cornelius, (a married couple)** hereinafter called "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 136, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 1, AS RECORDED IN MAP BOOK 25, PAGE 33 A, B, & C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Note: This property does not serve as homestead for Grantors.**

**Subject to all items of record.**

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this date the 15 day of July, 2022 at 725 West Street, Montevallo, Alabama 35115.

Shelby County, AL 07/19/2022  
State of Alabama  
Deed Tax: \$64.00



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GRANTOR

Matthew Scott Cornelius (L.S.)  
**Matthew Scott Cornelius**

STATE OF ALABAMA

SHELBY COUNTY

)  
)  
)  
**ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, **Matthew Scott Cornelius**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15 day of July, 2022.

Chris Smitherman  
Notary Public  
MCE 05/01/2024

CHRIS SMITHERMAN  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES MAY. 01, 2024



# Real Estate Sales Validation Form



20220719000284180 3/3 \$92.00  
Shelby Cnty Judge of Probate, AL  
07/19/2022 10:55:38 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name Cornelius, Matthew S  
Mailing Address 434 18th St  
Calera AL 35040

Grantee's Name same  
Mailing Address Amy Cornelius  
same

Property Address 309 Camden ~~Circle~~  
Circle  
Calera AL 35040

Date of Sale 07/15/22  
Total Purchase Price \$  
or  
Actual Value \$ 63850  
or  
Assessor's Market Value \$ 1/2

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 Add space to deed

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 07/15/22

Print

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1