



20220719000284190 1/4 \$147.00
Shelby Cnty Judge of Probate, AL
07/19/2022 10:55:39 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:

SEE EXHIBIT A

Note: This property does serve as homestead for Grantor and grantee.

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: \$116.00



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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.



Notary Public

MCE

05/19/2024

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



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LOTS 1 THROUGH 6 BLOCK 75 OF J.H. DUNSTAN'S MAP OF THE TOWN OF CALERA, ALABAMA, AS RECORDED IN MAP BOOK 0 PAGE 1 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA.

ALSO THE EAST HALF OF A VACATED 20' ALLEY ALONG THE WEST LINE OF LOTS 1 THROUGH 6 BLOCK 75 OF J. H. DUNSTAN'S MAP OF THE TOWN OF CALERA, ALABAMA, AS RECORDED IN MAP BOOK 0, PAGE 1 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA.

SAID PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CALERA.

Real Estate Sales Validation Form



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

Grantor's Name Matthew Scott Cornelius Grantee's Name Matthew Scott Cornelius
Mailing Address Same Mailing Address Amy Lea Cornelius
Same
Property Address 4341 8th St Date of Sale _____
Calera AL 35040 Total Purchase Price \$ _____
or
Actual Value \$ ~~15,730~~ 115,730
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 ☐ Appraisal
☐ Sales Contract ☒ Other Add spouse to deed
☐ 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 07/15/2022

Print

Chris Smith
[Signature]

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1