

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Elite Acquisitions, LLC
1406 Highland Lakes Trail
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Six Hundred One Thousand And No/100 Dollars (\$601,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Lenora B. Cornelius, an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Elite Acquisitions, LLC (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Begin at a crimped iron pipe being the locally accepted Southeast corner of the SE 1/4 of the NW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Westerly direction for a distance of 336.73 feet to a point; thence turn an interior angle to the left of 47° 15' 08" and run in a Northeasterly direction for a distance of 210.15 feet to a point; thence turn an interior angle to the right of 61° 04' 32" and run in a Westerly direction for a distance of 210.74 feet to a point; thence turn an interior angle to the left of 72° 40' 46" and run in a Northerly direction for a distance of 24.25 feet to a point; thence turn an interior angle to the left of 118° 52' 40" and run in an Easterly direction for a distance of 396.17 feet to a point; thence turn an interior angle to the left of 89° 37' 23" and run in a Southerly direction for a distance of 209.99 feet to the point of beginning.

Commonly known as Parcel ID # 09-5-16-0-001-016.000

AND

Commence at the Northeast corner of the NE 1/4 of the SW 1/4, Section 16, Township 19 South, Range 1 West; thence run South along the East line of said 1/4-1/4 Section a distance of 245.50 feet to the point of beginning; thence turn an angle of 73° 53' 51" to the left and run a distance of 63.76 feet; thence turn an angle of 25° 50' 00" to the right and run a distance of 213.44 feet; thence turn an angle of 99° 11' 38" to the right and run a distance of 352.21 feet; thence turn an angle of 87° 13' 22" to the right and run a distance of 269.86 feet; thence turn an angle of 63° 53' 00" to the right and run a distance of 158.80 feet; thence turn an angle of 40° 12' 00" to the right and run a distance of 102.41 feet; thence turn an angle of 44° 25' to the right and run a distance of 72.37 feet to the point of beginning.

Together with an Easement for Ingress and Egress described as follows:

A road easement 15 feet either side of a center line described as: Commence at the Northeast corner of the NE 1/4 of the SW 1/4, Section 16, Township 19 South, Range 1 West; thence run South along the East line of said 1/4-1/4 Section a distance of 245.50 feet; thence turn an angle of 106° 06' 09" to the right and run a distance of 72.37 feet; thence turn an angle of 44° 25' to the left. and run a distance of 15.36 feet to the point of beginning of the road easement; thence turn an angle of 74° 13' 00" to the right and run a distance of 124.49 feet; thence turn an angle of 28° 00' 48" to the left and run a distance of 112.67 feet; thence turn an angle of 15° 36' 00" to the left and run a distance of 173.15 feet; thence turn an angle of 25° 56' 00" to the right and a distance of 148.60 feet to a point on Shelby County Highway # 41 and the point of ending.

Commonly known as Parcel ID # 09-5-16-0-001-029.000

Survey prepared by Ray Weygand, Professional Land Surveyor No. 24973, Order # 20221567, dated September 30, 2022.

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.

Lenora B. Cornelius is the surviving grantee in that certain Warranty Deed recorded in Instrument # 19750119000002830. The other grantee, Walter Cornelius, having died on or about September 16, 2007.

Subject to a third party mortgage in the amount of \$959,772.73 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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 heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 3rd day of October, 2022.

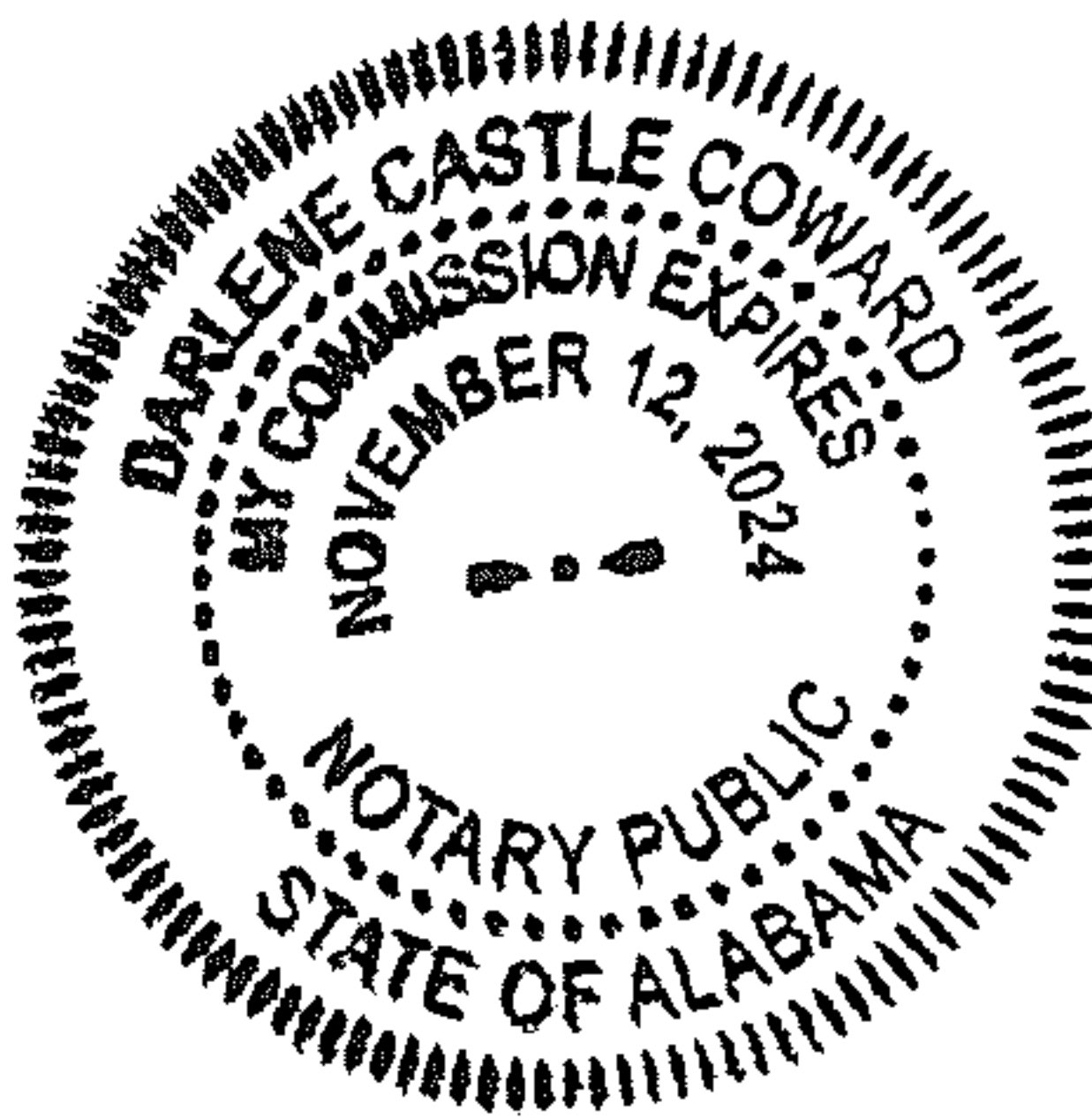
Lenora B. Cornelius, by Kristina Morgan Sanders Hofferber, her Attorney in Fact
Lenora B. Cornelius, by Kristina Morgan Sanders Hofferber, her Attorney in Fact

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kristina Morgan Sanders Hofferber whose name as Attorney in Fact for Lenora B. Cornelius 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/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 3rd day of October, 2022

Darlene Castle Coward
Notary Public
My commission expires: 11/12/24



Real Estate Sales Validation Form

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

Grantor's Name Lenora B. Cornelius

Grantee's Name Elite Acquisitions, LLC

Mailing Address 6415 Captain's Lane
Daphne, AL 36526Mailing Address 1406 Highland Lakes Trail
Birmingham, AL 35242Property Address 1101 Dunnavant Valley Road
Birmingham, AL 35242

Date of Sale September 30, 2022

Total Purchase Price \$601,000

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 - Lenora B. Cornelius

Grantee's name - Elite Acquisitions, LLC

Property address - 1101 Dunnavant Valley Road, Birmingham, AL 35242

Date of Sale - September 30, 2022.

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.

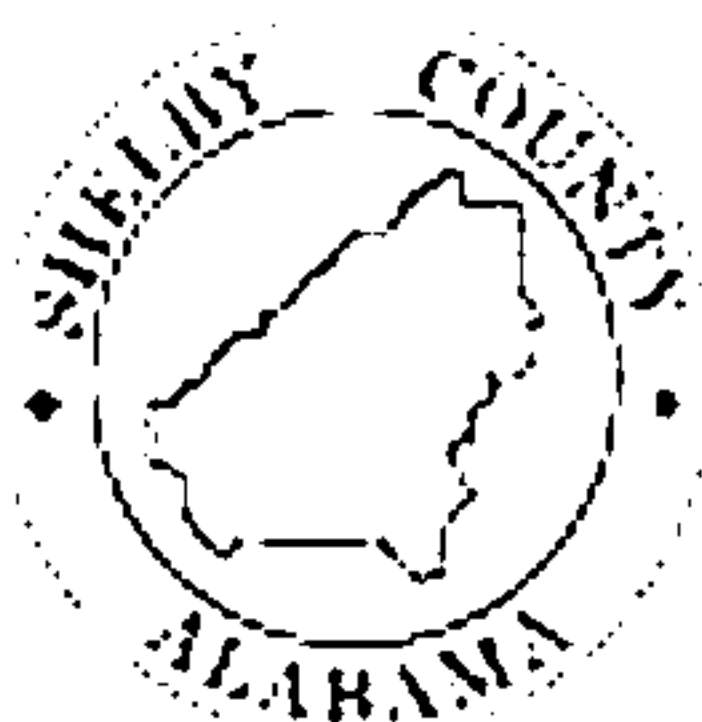
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be 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: September 30, 2022

Sign

Agent

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****10/06/2022 11:45:10 AM****\$29.00 JOANN****20221006000381950***Allen S. Bayl*