

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 Two Hundred Seventy Eight Thousand And No/100 Dollars (\$278,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Lenora B. Cornelius, an unmarried person and Eugenia C. Clemore Revocable Living Trust, (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**:

Commence at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and thence run in a Westerly direction for a distance of 168.41 feet to the point of beginning of the property here in described; thence continue along last mentioned course for a distance of 168.32 feet to a point; thence turn an interior angle to the right of 193° 28' 12" and run in a Northwesterly direction for a distance of 211.21 feet to a point of being on the Southeastern right of way of Dunnivant Valley Road; thence turn an interior angle to the right of 119° 12' 31" and run in a Southwesterly direction for a distance of 627.56 feet to a point; thence turn an interior angle to the right of 92° 26' 41" and run in a Southeasterly direction for a distance of 233.66 feet to a point; thence turn an interior angle to the right of 95° 04' 02" and run in a Northeasterly direction for a distance of 144.55 feet to a point; thence turn an interior angle to the left of 94° 36' 57" and run in a Southeasterly direction for a distance of 164.69 feet to a point; thence turn an interior angle to the right of 103° 14' 02" and run in a Northeasterly direction for a distance of 373.99 feet to a point; thence turn an interior angle to the right of 145° 15' 51" and run in a Northeasterly direction for a distance of 158.80 feet to a point; thence turn an interior angle to the left of 139° 48' 00" and run in a Northeasterly direction for a distance of 102.41 feet to a point; thence turn an interior angle to the left of 142° 22' 02" and run in an Easterly direction for a distance of 83.93 feet to a point; thence turn an interior angle to the left of 173° 57' 58" and run in a Southeasterly direction for a distance of 63.76 feet to a point; thence turn an interior angle to the left of 154° 10' 00" and run in a Southeasterly direction from a distance of 213.44 feet to a point; thence turn an interior angle to the right of 99° 11' 38" and run in a Northeasterly direction for a distance of 151.92 feet to a point; thence turn an interior angle to the right of 68° 25' 10" and run in a Westerly direction for a distance of 224.80 feet to a point; thence turn an interior angle to the left of 173° 26' 37" and run in a Northwesterly direction for a distance of 81.30 feet to a point; thence to turn an interior angle to the left of 179° 51' 34" and run in a Northwesterly direction for a distance of 116.09 feet to a point; thence turn an interior angle to the left of 150° 12' 00" and run in a Northwesterly direction for a distance of 72.24 feet to a point; thence turn an interior angle to the left of 135° 47' 50" and run in a Northerly direction for a distance of 113.93 feet, to the point of beginning.

Commonly known as Parcel ID # 09-5-16-0-001-005.000

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, 20 22.

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 Alabama  
COUNTY OF Mobile

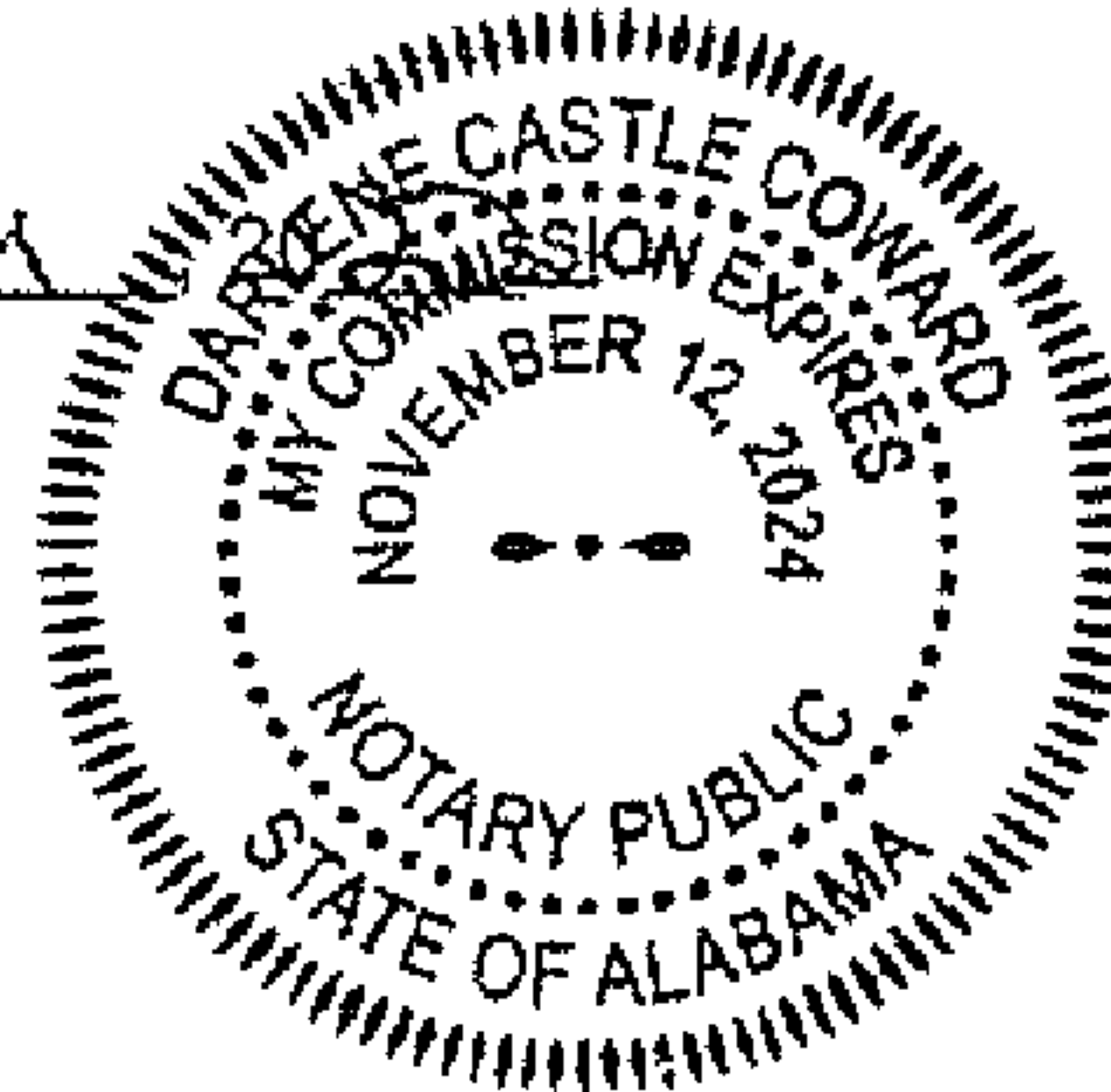
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kristina Morgan Sanders Hofferber whose name as Attorney in Fact for Lenora B. Cornelius is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed 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

Darlene Castle Coward

Notary Public

My commission expires: 11/12/24



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, 20 22.

Eugenia C. Clemore Revocable Living Trust

BY: [Signature]

Anthony Buszka  
Trustee

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony Buszka whose name as Trustee for the Eugenia C. Clemore Revocable Living Trust 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 Trustee on the day the same bears date.

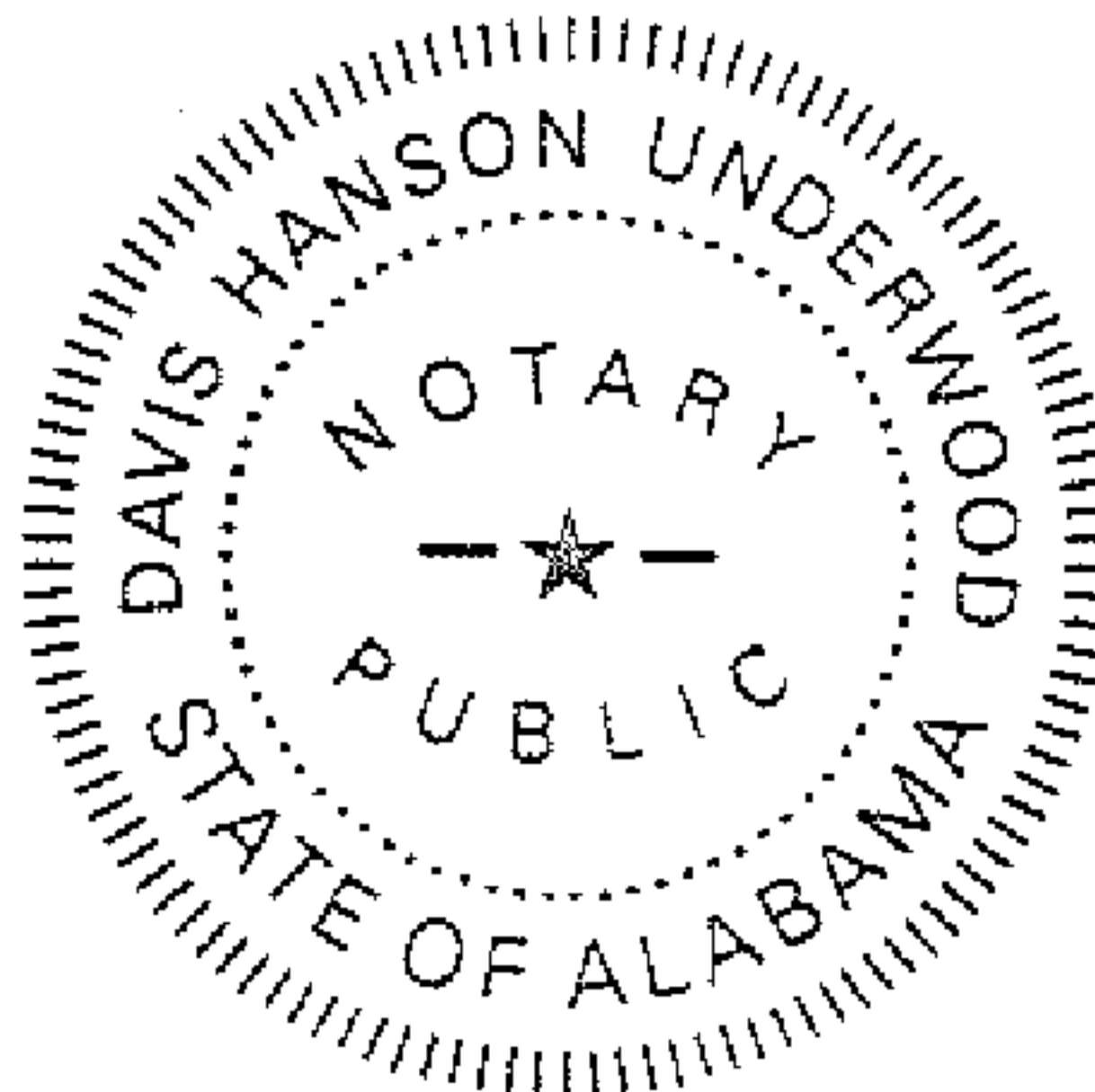
Given under my hand and official seal on 3rd day of October, 20 22.

[Signature]  
Notary Public

My commission expires:

My Commission Expires:  
July 24, 2023

FILE NO.: CT-2201362



**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 and Eugenia C. Clemore Revocable Living Trust	Grantee's Name	Elite Acquisitions, LLC
Mailing Address	102 Kauffman Circle Madison, AL 35758	Mailing Address	1406 Highland Lakes Trail Birmingham, AL 35242
Property Address	1101 Dunnavant Valley Road Birmingham, AL 35242	Date of Sale	September 30, 2022
		Total Purchase Price	\$278,000
		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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other: \_\_\_\_\_

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 and Eugenia C. Clemore Revocable Living Trust

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.

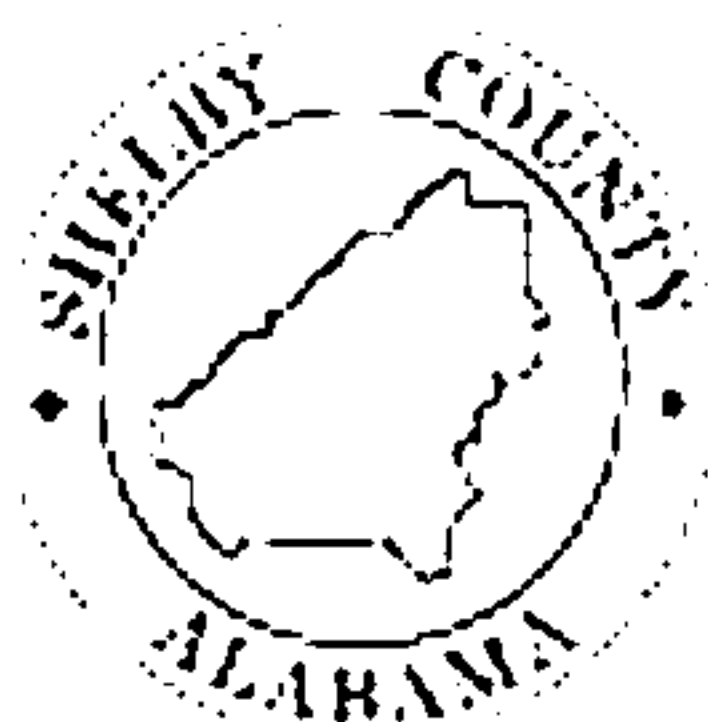
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 11:45:12 AM  
 \$33.00 JOANN  
 20221006000381970

*Allen S. Bayl*