

SEND TAX NOTICE TO:

James P. Cornelius and Sandra J. Cornelius, Trustees of
the James Paul Cornelius and Sandra Joseph Cornelius
Revocable Living Trust, dated June 4, 2009, and any
amendments thereto
2744 Blackridge Ln
Hoover, AL 35244

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 **SIX HUNDRED TWENTY SEVEN THOUSAND AND 00/100 DOLLARS (\$627,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Roger D. Holt, an unmarried man**, whose address is 495 Oxford Way, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **James P. Cornelius and Sandra J. Cornelius, Trustees of the James Paul Cornelius and Sandra Joseph Cornelius Revocable Living Trust, dated June 4, 2009, and any amendments thereto**, whose address is 2744 Blackridge Ln, Hoover, AL 35244 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 156 Mulberry Lane, Shelby, AL 35143 to-wit:**

Commence at the southwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and run thence North 88°00'40" East along the South line of said section a distance of 1192.67 feet to a point. thence North 0°37'00" East a distance of 497.51 feet to a point; thence North 89°23'00" East a distance of 69.81 feet to the point of beginning and being on the North bank of Lay Lake; thence North 18°10'06" East a distance of 202.94 feet to a point; thence North 40°15'26" East a distance of 366.82 feet to a point on the Southerly right of way line of 60 foot wide County Road; thence South 44°42'54" East along said Southerly right of way line a distance of 60.00 feet to a point; thence South 32°07'59" West a distance of 378.52 feet to a point; thence South 18°10'06" West a distance of 195.96 feet to a point on the said North bank of said Lay Lake; thence North 53°28'01" West along said North bank a distance of 14.36 feet to a point; thence North 45°13'00" West continuing along said North bank a distance of 96.61 feet to the point of beginning.

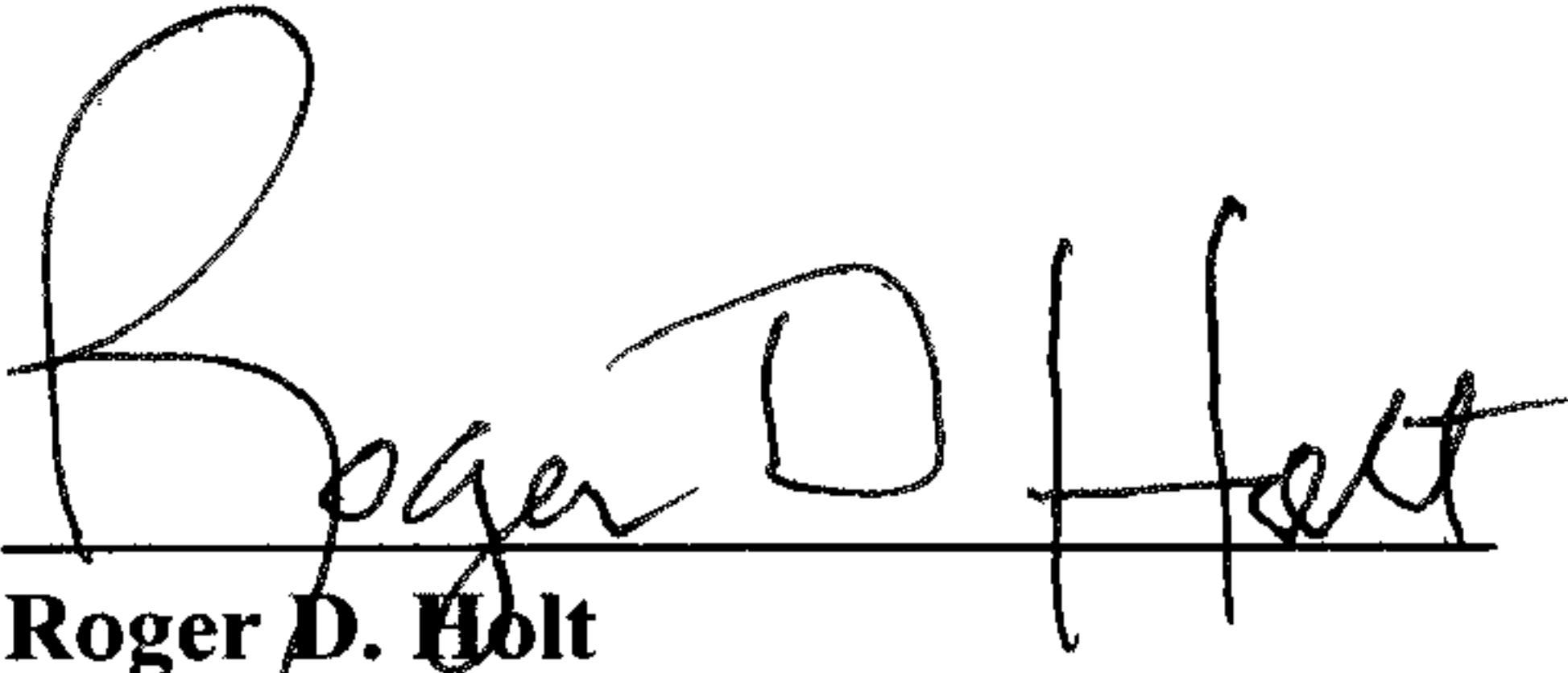
Situated in Shelby County, Alabama

Also known as: Lot 2, according to the Survey of Mulberry Landing Estates, as recorded in Map Book 17, Page 109, in the Probate Office of 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.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, 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 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, Grantor has set their signature and seal on this 6th day of April, 2023.

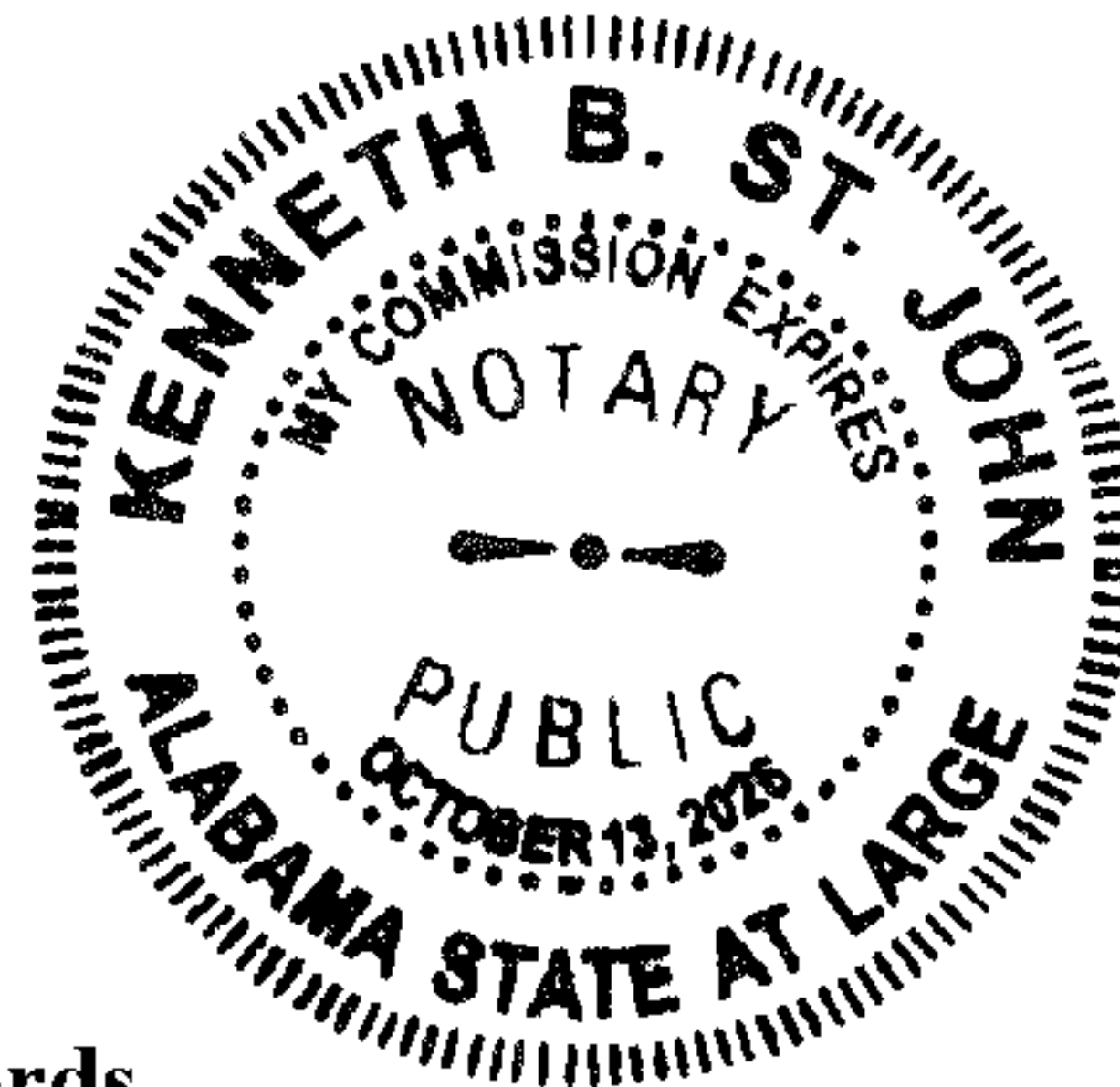

Roger D. Holt

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Roger D. Holt** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April, 2023.


Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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