

WARRANTY DEED

STATE OF ALABAMA) SEND TAX NOTICE TO:
COUNTY OF SHELBY) Craig M. Corwin
 1111 Hwy. 42
 Calera, AL 35040

**THIS INSTRUMENT PREPARED
BY: W. Eric Pitts, W. Eric Pitts, L.L.C.
1109 1st Street South, Alabaster, AL
35007. (205) 216-4418. No title opinion
requested, none rendered.**

KNOW ALL MEN BY THESE PRESENTS that pursuant to and in compliance with that certain Final Judgment of Divorce entered by the Circuit Court of Shelby County, Alabama in Case No. 58-DR-2023-900156.00 and dated April 25, 2023, **Stephanie D. Corwin aka Stephanie Diane Brown Corwin aka Stephanie D. Brown Corwin, a single woman, and Craig M. Corwin aka Craig Malcom Corwin, a single man,** (hereinafter "GRANTORS"), for and in consideration of the sum of **\$10.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to **Craig M. Corwin** (hereinafter "GRANTEE"), his successors, heirs and assigns, that property and interest described as follows:

See Exhibit A attached hereto and incorporated by reference

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever (of record or otherwise), (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever (of record or otherwise).

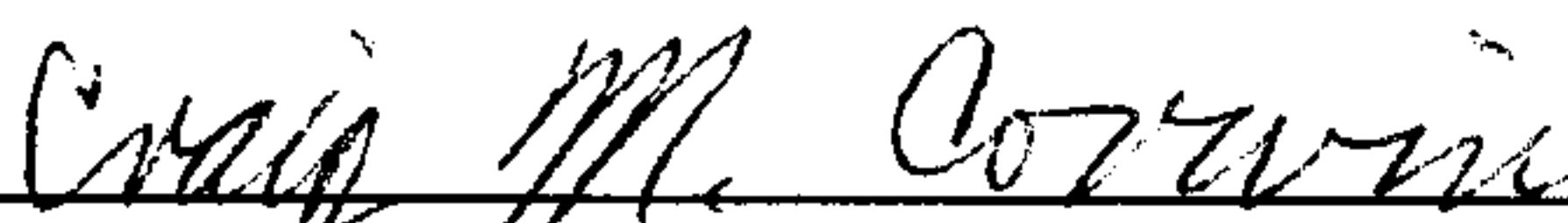
TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, his/her successors, heirs and assigns forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors and assigns, with GRANTEE, his successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEE, his successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on June 28, 2023.



Stephanie D. Corwin



Craig M. Corwin

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Stephanie D. Corwin and Craig M. Corwin whose name(s) is/are signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on June 28, 2023.



NOTARY PUBLIC

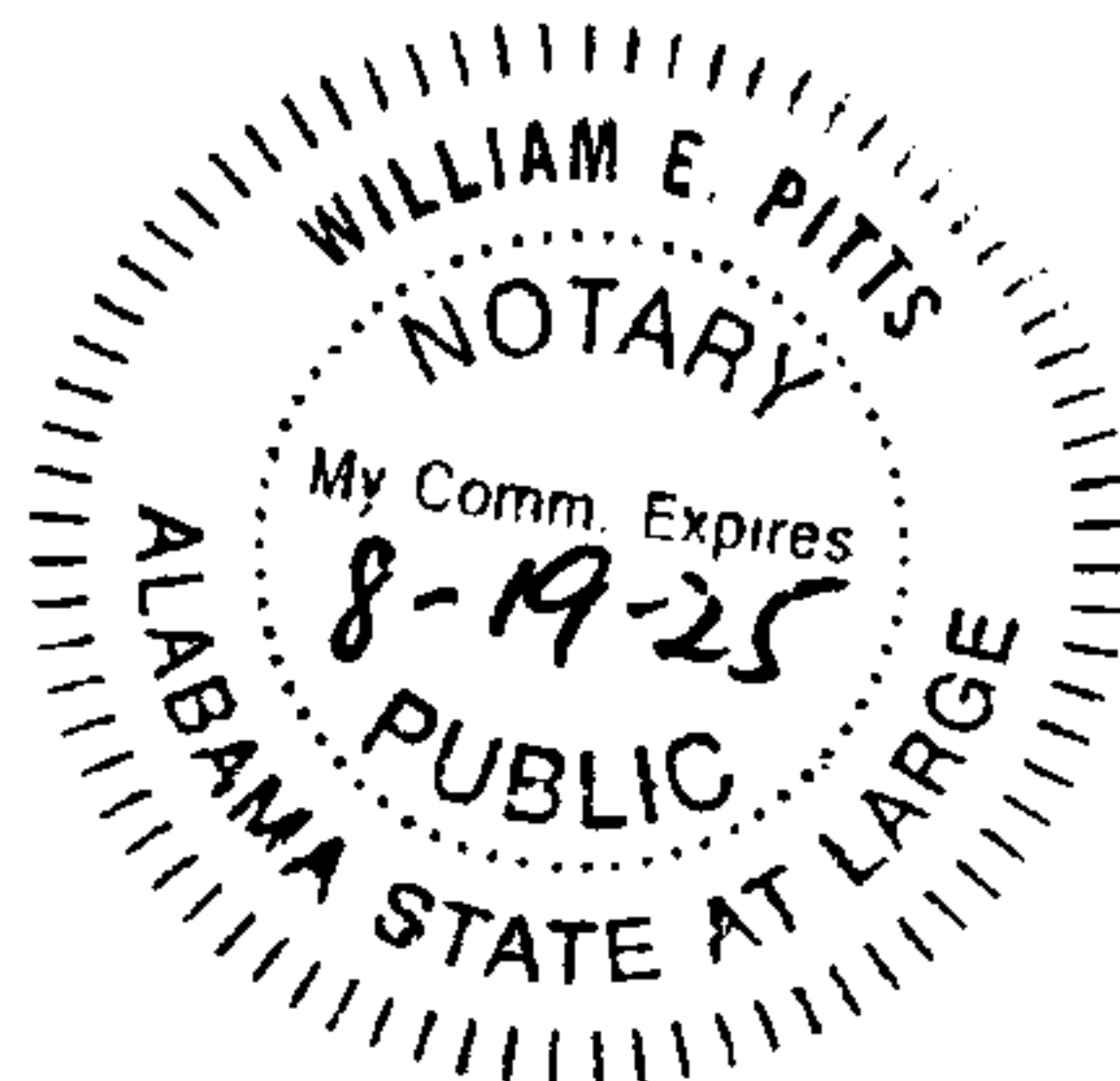


Exhibit A

TRACT 1

SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 22SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA.

BEGIN AT A FOUND 3" CAPPED PIPE AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE RUN SOUTH 88 DEGREES 09 MINUTES 22 SECONDS EAST ALONG SAID QUARTER QUARTER SECTION LINE FOR 289.01 FEET TO A SET IRON (CAPPED #18664); THENCE RUN SOUTH 22 DEGREES 46 MINUTES 33 SECONDS WEST FOR 253.33 FEET TO A SET IRON (CAPPED #18664); THENCE RUN SOUTH 00 DEGREES 28 MINUTES 49 SECONDS WEST FOR 384.29 FEET TO A SET IRON (CAPPED #18664); THENCE RUN SOUTH 89 DEGREES 21 MINUTES 04 SECONDS EAST FOR 219.59 FEET TO A SET IRON (CAPPED #18664); THENCE RUN SOUTH 05 DEGREES 13 MINUTES 20 SECONDS EAST FOR 775.02 FEET TO A SET IRON (CAPPED #18664) ON THE NORTHERLY RIGHT OF WAY LINE SHELBY COUNTY HIGHWAY #42 THENCE RUN SOUTH 87 DEGREES 30 MINUTES 14 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 163.00 FEET TO A SET IRON (CAPPED #18664) ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SHELBY SPRINGS AND ELYTON ROAD; THENCE RUN NORTH 20 DEGREES 01 MINUTES 44 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 189.14 FEET TO A SET IRON (CAPPED #18664); THENCE RUN NORTH 60 DEGREES 27 MINUTES 59 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 326.87 FEET TO A FOUND 2" PIPE; THENCE RUN NORTH 01 DEGREES 50 MINUTES 18 SECONDS EAST FOR 1070.27 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 425864.01 S.F. OR 9.78 ACRES MORE OR LESS.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/26/2023 03:11:26 PM
 \$201.50 PAYGE
 20230726000223740

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Stephanie D. Corwin	Grantee's Name	Craig M. Corwin
Mailing Address	Craig M. Corwin	Mailing Address	
	1111 Hwy. 42		1111 Hwy. 42
	Calera, AL 35040		Calera, AL 35040
Property Address	1111 Hwy. 42	Date of Sale	June 28, 2023
	Calera, AL 35040	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 1/2 equity (\$334,490) = \$167,245

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Tax Appraisal
<input type="checkbox"/> 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 June 28, 2023

Print W Eric Pitts

☐ Unattested

Sign W Eric Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1