



20231006000298750 1/4 \$732.00
Shelby Cnty Judge of Probate, AL
10/06/2023 09:35:07 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send property Tax Notice to:
Pamela A. Coriell
1139 Herrington Street
Birmingham, AL 35242

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of the sum of **One Hundred Dollars and No/100's (\$100.00) Dollars**, and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof, is hereby acknowledged, **Pamela A Coriell, a married woman**, (herein referred to as "GRANTOR"), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Pamela A. Coriell and Edward H. Coriell**, husband and wife (herein referred to as "GRANTEE" whether one or more) as joint tenants with all right of survivorship, and to their heirs and assigns, the following described real estate, situated in the County of Shelby and State of Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD unto said Grantee, his, her or their heirs and assigns forever.

AND GRANTOR DOES, for herself, her successors, heirs and assigns, covenant with said Grantee, his, her or their heirs and assigns, that she is lawfully seized in fee simple of said property, that it is free from all encumbrances, that she has a good right to sell and convey the same as aforesaid, and that she will and her successors, heirs and assigns, shall warrant and defend the same to the said Grantee, his, her or their heirs, executors, and assigns forever, against the lawful claims of all persons.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-way, if any, heretofore imposed or record affecting Grantor's title to said property, and municipal zoning ordinances now and hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

No part of the consideration paid herein by Grantees is derived from a mortgage loan.

The property conveyed herein is the homestead of the Grantor.

SCRIVENER ONLY. NO TITLE EXAMINATION PERFORMED.

TO HAVE AND TO HOLD, the afore-granted premises to the said **GRANTEE**, their successors, heirs and assigns in fee simple FOREVER.

Shelby County, AL 10/06/2023
State of Alabama
Deed Tax: \$701.00

IN WITNESS WHEREOF, the said Grantor Pamela A. Coriell, by and through her own act, has caused this general warranty deed to be executed and effective hereto through her signature and seal as shown below.

Pamela A. Coriell

By: Pamela A. Coriell
GRANTOR

**STATE OF ALABAMA)
COUNTY OF SHELBY)**



20231006000298750 2/4 \$732.00
Shelby Cnty Judge of Probate, AL
10/06/2023 09:35:07 AM FILED/CERT

I, Kristie Cole Cook, the undersigned Notary Public for the State of Alabama, do hereby certify that Pamela A. Coriell, whose name is signed to the foregoing conveyance as Grantor, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of October 2023.

Kristie Cole Cook

Notary Public for State

My Commission Expires 6/21/2025

SEAL



Instrument Prepared by:

Gerald A. Templeton, Esq.
The Templeton Group, P.C.
911 Dogwood Circle
Birmingham, AL 35244
jerry@templetonlegal.com

EXHIBIT "A"
LEGAL DESCRIPTION



20231006000298750 3/4 \$732.00
Shelby Cnty Judge of Probate, AL
10/06/2023 09:35:07 AM FILED/CERT

Lot 73, according to the Final Plat of Residential Subdivision, Beaumont Phase 5, as recorded in Map Book 39, Page 5, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictions appearing of record in Instrument 20060411000166620, in the Probate Office of Shelby County, Alabama; (3) Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, page 355; Misc. Volume 4, page 442 and Misc. Volume 48, page 427, in the Probate Office of Shelby County, Alabama; (4) The Rights of Upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property; (5) Agreement for Covenants as recorded in Instrument 20060607000270390, in the Probate Office of Shelby County, Alabama; (6) Grant of Land Easement with restrictive covenants recorded in Instrument 20070418000180130 in the Probate Office of Shelby County, Alabama; (7) Restrictive Covenants appearing of record in Instrument 20060411000166620 and Instrument 20071130000543120, in the Probate Office of Shelby County, Alabama; (8) Building Lines as shown on recorded plat; (9) Easements as shown on recorded plat.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

*Paula L. Correll
1139 Herrington St.
Birmingham AL
35242*

Grantee's Name
Mailing Address

*Edward H. Correll
1139 Herrington St.
Birmingham AL 35242*

Property Address
*1139 Herrington St.
Birmingham AL
35242*

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ *700,800*


20231006000298750 4/4 \$732.00
Shelby Cnty Judge of Probate, AL
10/06/2023 09:35:07 AM FILED/CERT

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 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 *10/6/23*

Print *Edward H. Correll*

Unattested

(verified by)

Sign *Edward H. Correll*
(Grantor/Grantee/Owner/Agent) circle one