

Send Tax Notice to:

Carl J. King and Lenore G. King  
8080 Annika Drive  
Helena, AL 35080

This Instrument Prepared By:

Robert McNearney  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-23-11429

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIVE HUNDRED NINETY NINE THOUSAND AND 00/100 (\$599,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Howard James Corra, Jr. and Cindy L. Corra, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2329 Black Creek Crossing, Hoover, AL 35244

by **Carl J. King and Lenore G. King (herein referred to as "Grantee," whether one or more)**, whose mailing address is

8080 Annika Drive, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **8080 Annika Drive, Helena, AL 35080**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

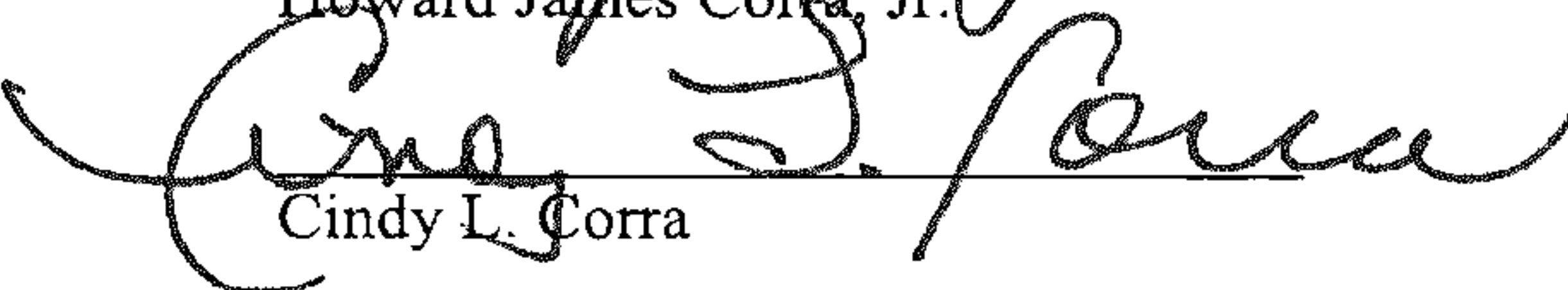
**\$599,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 25 day of September, 2023.


  
Howard James Corra, Jr.

  
Cindy L. Corra

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Howard James Corra, Jr. and Cindy L. Corra whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of September, 2023.

  
Notary Public  
My Commission Expires: 10-4-25

Patrick Galloway  
Notary Public  
Alabama State At Large  
My Commission Expires: October 4th, 2025

**EXHIBIT A**

Property 1:

Lot 4141, according to the Survey of Abingdon Phase 2, as recorded in Map Book 53, Page 43, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/09/2023 03:23:51 PM**  
**\$29.00 JOANN**  
**20231009000300420**

*Allen S. Bayl*