

This instrument was prepared by:  
Mary Stewart Nelson, Esq.  
FISH NELSON & HOLDEN, LLC  
400 Century Park South, #224  
Birmingham, Alabama 35226

Send tax notice to:  
Oleg Ghilan  
2905 Woodburg Drive  
Hoover, AL 35244

**State of Alabama**  
**County of Shelby**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
GENERAL WARRANTY DEED**

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Corey Ellis Sumner and Erin <sup>Durham</sup> ~~Dunbar~~ Sumner**, a married husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Oleg Ghilan and Tatiana Ghilan** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

2905 Woodburg Drive, Hoover, AL 35244

*Be it known that Erin Durham Sumner is one and the same person as Erin Dunbar Sumner.*

**Legal Description: Lot 2, according to A Residential Subdivision, The Cottages at Altadena Woods, as recorded in Map Book 44, Page 10, in the Probate Office of Shelby County, Alabama.**

**LESS AND EXCEPT:**

**A parcel of Right-of-Way being more particularly described as follows:**

**Commence at the Southwest corner of Section 3, Township 19 South, Range 2 West; thence run easterly along the south line of said section for a distance 1004.07 feet to a point on the center line of Caldwell Mill Road, thence turn an angle left 126° 36' 00" and run northwesterly for a distance of 194.56 feet to the point of beginning of a curve to the right having a radius of 1900 feet, and a central angel of 44° 37' 01.11"; thence run northwesterly and northeasterly along the arc of said curve for a distance of 1479.55 feet to the end of said curve; thence run northeasterly along the extended tangent of said curve for a distance of 842.10 feet to the Point of Beginning**

**of a variable width Right-of-Way being bound on the southeasterly side by the present northwesterly right of way line of Caldwell Mill Road and being bound on the northwesterly side by a line lying 76.5 feet northwesterly of, and parallel to the following described line; thence run northwesterly along the last described course for a distance of 147.15 feet to the end of said Right-of-Way.**

**The outer boundaries of said Right-of-Way being extended or trimmed to terminate at the property lines of the Grantor.**

**All of said Right-of-Way is part of Lot 2, according to the map of the Cottages at Altadena Woods, as recorded in Map Book 44, Page 10, in the Probate Office of Shelby County, Alabama, and is located in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama. The Right-of-Way contains 0.020 acres, more or less.**

**With the boundaries of said property and right-of-way as further indicated by the Survey attached as "Exhibit A" hereto.**

**Tax ID: 10-2-03-0-001-064.014**


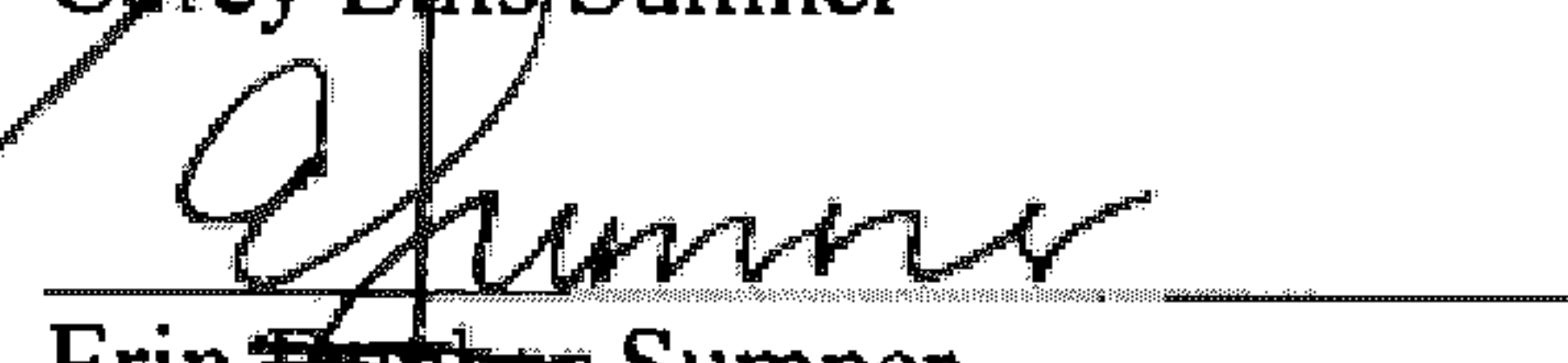
Subject to taxes for the year 2024 and subsequent years; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$0 of the purchase price recited above was paid from a mortgage loan closes simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

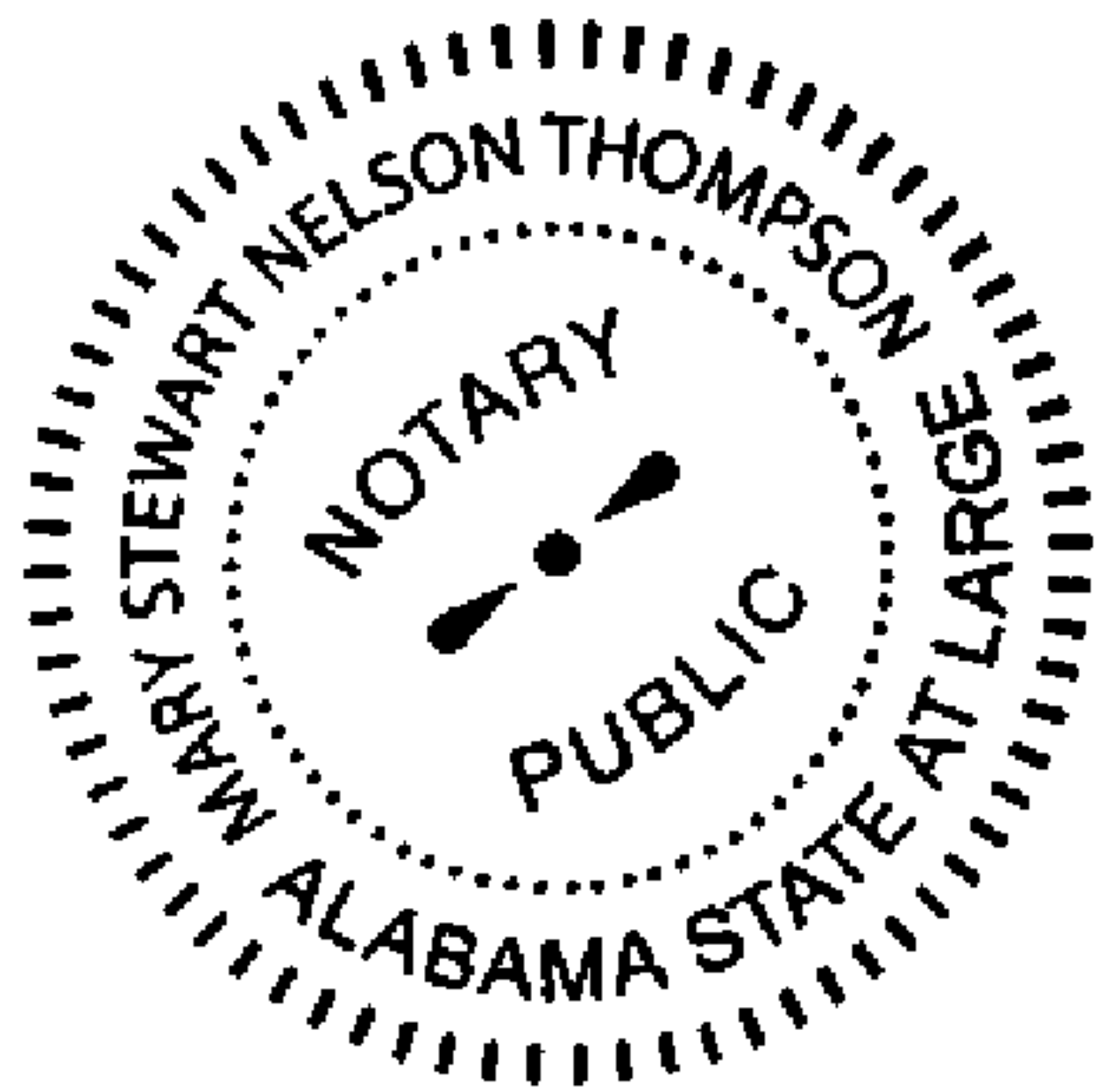
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of July, 2024.

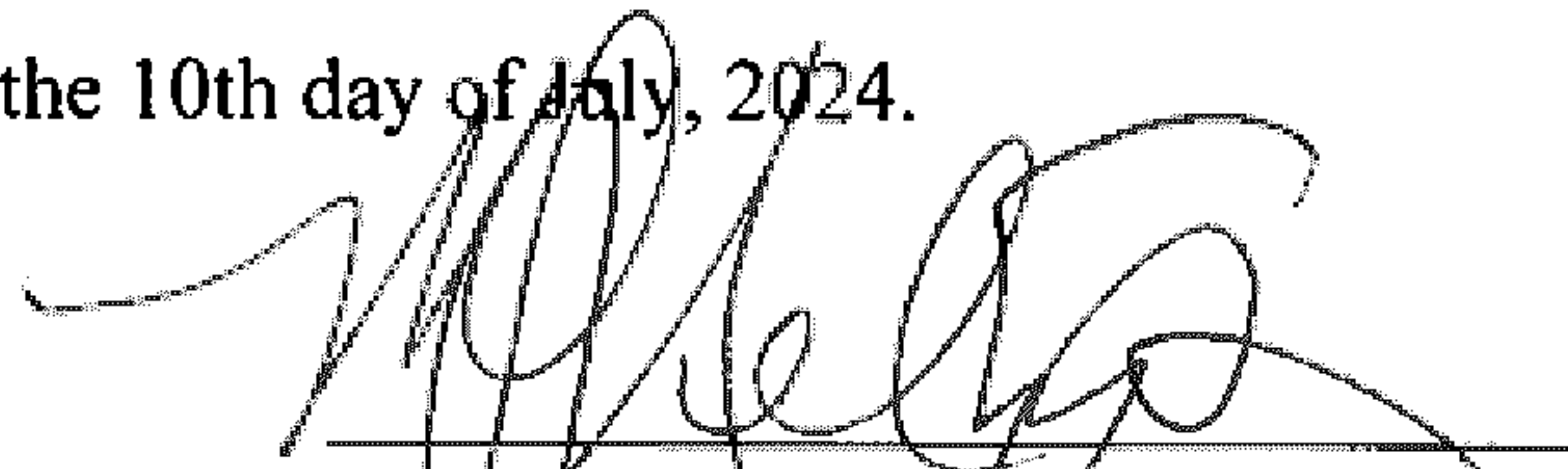
  
Corey Ellis Sumner  
  
Erin ~~Durham~~ Sumner  
Durham

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Corey Ellis Sumner and Erin ~~Durham~~ Sumner whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of July, 2024.



  
Notary Public  
MCE: 4130125

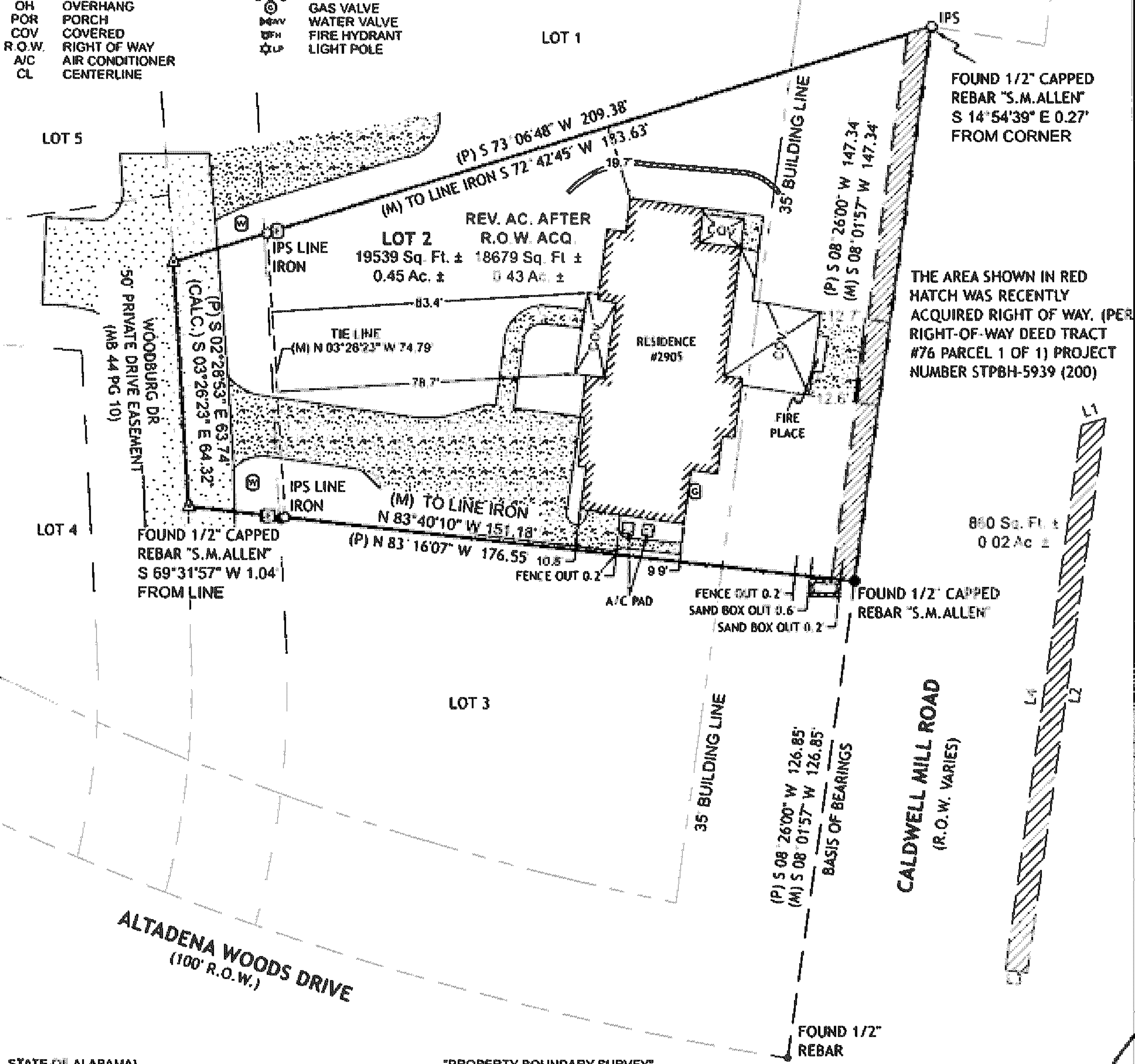
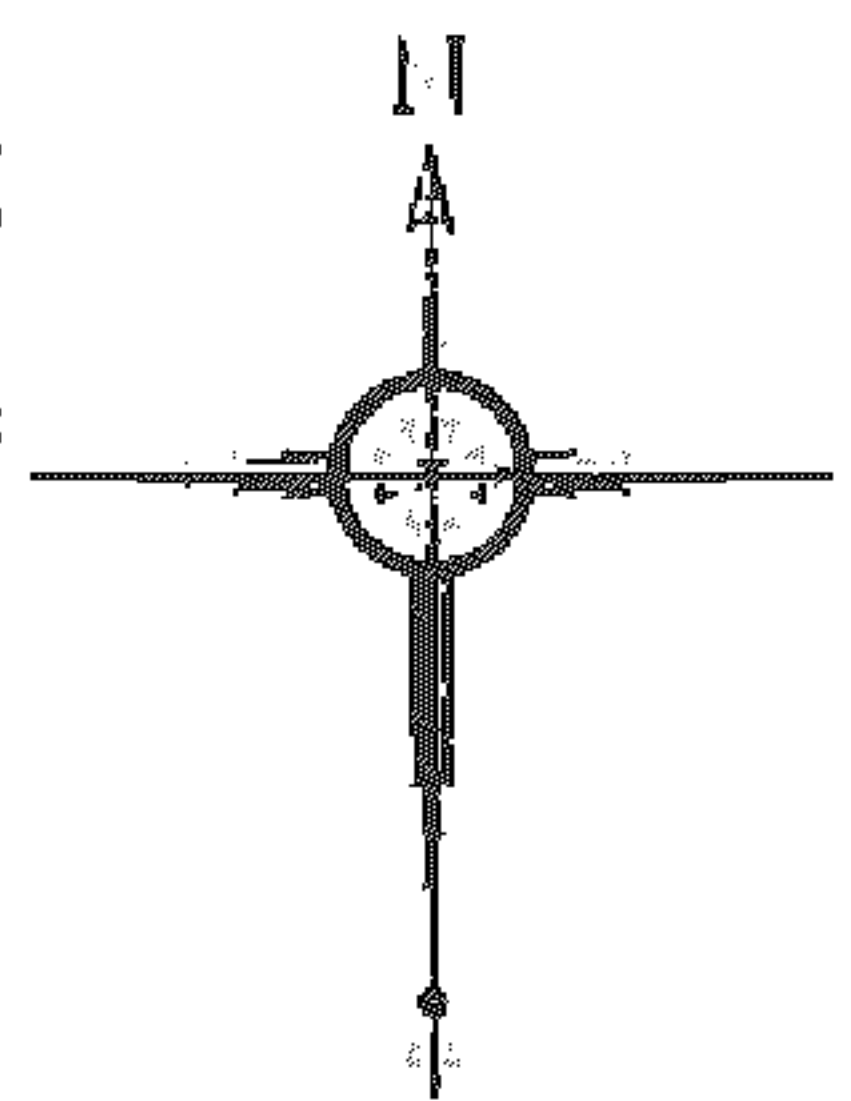
- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - P.O.T. POINT OF TERMINATION
  - ASP ASPHALT
  - BLDG BUILDING
  - RES RESIDENCE
  - CALC CALCULATED
  - (M) MEASURED
  - (R) RECORD
  - (D) DEED
  - (P) PLAT
  - BRG BEARING
  - CH CHORD
  - R RADIUS
  - TAN TANGENT
  - Δ DELTA
  - ESMT EASEMENT
  - HW HEADWALL
  - OH OVERHANG
  - POR PORCH
  - COV COVERED
  - R.O.W. RIGHT OF WAY
  - AC AIR CONDITIONER
  - CL CENTERLINE

- IRON PIN SET (IPS)
- IRON PIN FOUND (IPF)
- ⊙ 1/4 SECTION CORNER
- ⊕ EXIST. CONC. MON.
- △ CALCULATED POINT
- AC ACRES
- S.F. ± SQUARE FEET
- ± PLUS OR MINUS
- DECK DECK
- CONCRETE CONCRETE
- RETAINING WALL RETAINING WALL
- GUY ANCHOR GUY ANCHOR
- FENCE FENCE
- OVERHEAD POWER OVERHEAD POWER
- POWER POLE POWER POLE
- MANHOLE MANHOLE
- WATER METER WATER METER
- UTILITY PEDESTAL UTILITY PEDESTAL
- GAS VALVE GAS VALVE
- WATER VALVE WATER VALVE
- FIRE HYDRANT FIRE HYDRANT
- LIGHT POLE LIGHT POLE

**SURVEY CONTROL:**  
 THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B) ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

**SURVEYOR'S NOTES:**  
 LOT 2 DID NOT MATHEMATICALLY CLOSE PER THE RECORDED PLAT

LINE	BEARING	DISTANCE
L1	N 72° 42' 45" E	6.51'
L2	N 08° 01' 57" E	147.34'
L3	N 83° 40' 10" W	5.89'
L4	S 08° 01' 57" W	144.73'



STATE OF ALABAMA  
 COUNTY OF SHELBY

"PROPERTY BOUNDARY SURVEY"

I, Steven J. Clinkscales, a Registered Land Surveyor, hereby certify to the purchaser of this property at this time, that I have surveyed Lot 2, COTTAGES AT ALTADENA WOODS, as recorded in Map Volume 44, Page 10, in the Office of the Judge of Probate, Shelby County, Alabama. I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of APRIL 29, 2024. Survey invalid if not signed and sealed.

Order No: 24-218.1  
 Purchaser: SUMNER  
 Address: 2905 WOODBURG DRIVE

BY: *Steven J. Clinkscales*  
 Steven J. Clinkscales, PLS AL 37248  
 12254 US-280  
 Sterrett, AL 35147  
 (205) 671-1033

Date: JUNE 24, 2024



Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are deed/record map unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 5/8" rebar with a yellow rebar cap inscribed CLINKSCALES CA-1084-LS or 1/2" rebar with a red cap inscribed PLS37248 CA1084LS and shall not be removed.

**CLINKSCALES LAND SURVEYING, LLC**

SCALE: 1" = 30'

DATE: 06/24/2024

APPROVED BY: Steven J. Clinkscales, PLS AL REG. NO. 37248

DATE OF SURVEY: 04/29/2024

Tel: 205-671-1033

12254 US-280 Sterrett, AL 35147 ClinkSurveying.com

SURVEYED BY MWT / DRAWN BY KGM

Job # 24-218.1

GRAPHIC SCALE 1" = 30'

Copyright ©

*Handwritten signatures and initials:*  
 [Signature]  
 [Signature]  
 [Signature]

### Real Estate Sales Validation Form

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

Grantor's Name Cory Sumner  
Mailing Address 2434 Rescue Trail  
Vestavia AL 35243

Grantee's Name Dleg Ghilon  
Mailing Address 2905 Woodburg Dr  
Hoover, AL  
35244

Property Address 2905 Woodburg Dr  
Hoover, AL

Date of Sale 7/10/24  
Total Purchase Price \$ 857,500.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

Filed and Recorded  
Official Public Records 35244  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/15/2024 08:57:06 AM  
\$892.50 JOANN  
20240715000213480



The purchase price or actual value claim, Allen S. Byrd 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 7/10/24

Print Mary Stewart  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_  
(verified by)