

This instrument was prepared by:  
Heath S. Holden, Attorney at Law, LLC  
PO Box 43281  
Birmingham, AL 35243  
File No. 2024-714

Send Tax Notice To:  
CALLIE A. COURTER  
733 Dividing Ridge Drive  
Hoover, AL 35244

### GENERAL WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FORTY NINE THOUSAND AND 00/100 (\$349,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **JAY R. CORNELIUS and LAUREN W. CORNELIUS, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **CALLIE A. COURTER** (herein referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 24, according to the Survey of Riverchase West, Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$296,650.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the  
13<sup>th</sup> day of November, 2024.

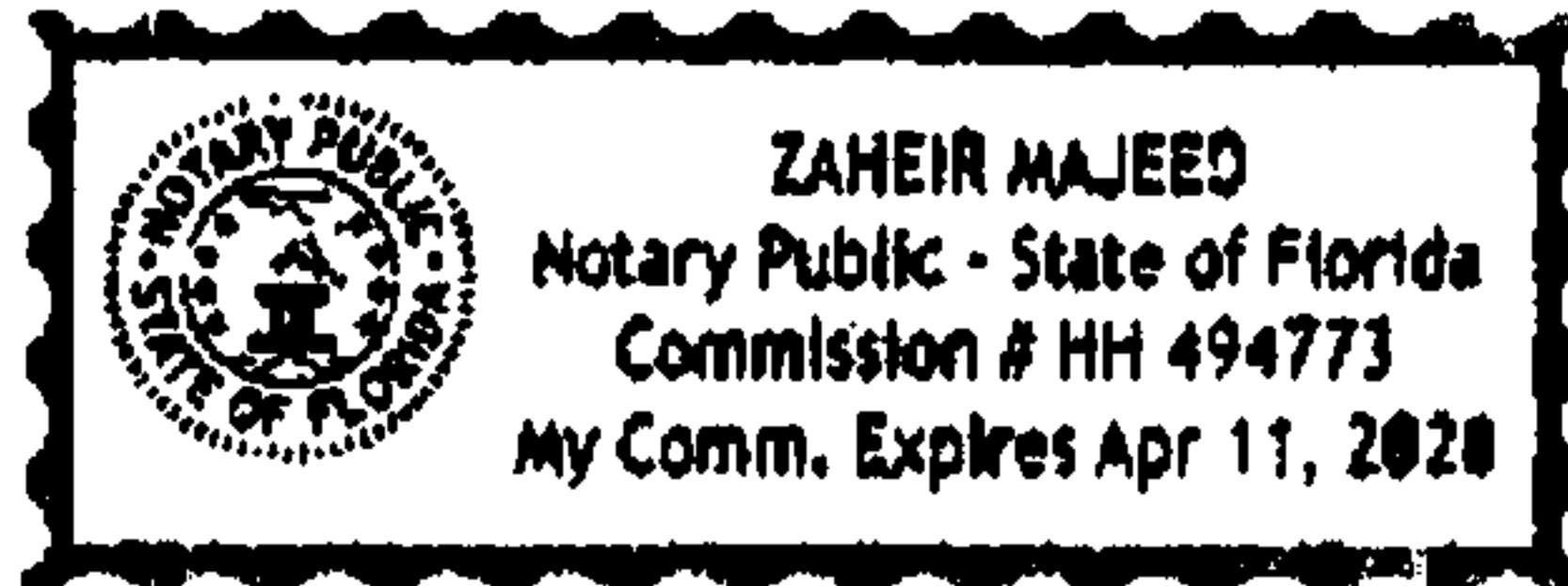
  
JAY R. CORNELIUS


  
LAUREN W. CORNELIUS

STATE OF FLORIDA )  
COUNTY OF ORANGE )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, JAY R. CORNELIUS and LAUREN W. CORNELIUS, 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 the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13<sup>th</sup> day of November, 2024.



  
NOTARY PUBLIC  
My Commission Expires: APRIL 11, 2028

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name JAY R. CORNELIUS and LAUREN W.  
CORNELIUSMailing Address 1761 Bideford Ave  
Windermer FL 34786

Grantee's Name CALLIE A. COURTER

Mailing Address 733 Dividing Ridge Dr  
Hoover AL 35244Property Address 733 Dividing Ridge Drive  
Hoover, AL 35244Date of Sale 11/15/24Total Purchase Price \$349,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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☐ Appraisal☒ Sales Contract☐ Other \_\_\_\_\_☐ 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 11/15/24Print Jennifer Bank☐ UnattestedSign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

11/18/2024 10:35:32 AM

\$80.50 BRITTANI

20241118000356070

**Form RT-1**Allen S. Bayl