

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Brian Kornegay
44 Cedar Way
Montevallo AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE DOLLAR AND NO/00 DOLLARS (\$1.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Rhonda Goodwin, a married woman, Donny C. Davis, a married man, Melanie D. Lawley, a married woman, Twyla Cline, a married woman and Brian Kornegay, a single man (herein referred to as Grantor) grant, bargain, sell and convey unto Twyla Cline and Brian Kornegay, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

Rhonda Goodwin and Rhonda T. Davis are one in the same person.
Donny C. Davis and Melanie D. Lawley are the surviving heirs of Donald C. Davis, having died _____.
Twyla Cline and Brian Kornegay are the surviving heirs of Brenda C. Frohoff, having died June 2012.
No part of the homestead of the Grantors herein or spouse, if any.

TO HAVE AND TO HOLD Unto 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 hereby 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 grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of July 2025 ~~2024~~.

<u>Rhonda Goodwin</u> Rhonda Goodwin	<u>Donny C. Davis</u> Donny C. Davis
<u>Melanie D. Lawley</u> Melanie D. Lawley	<u>Twyla Cline</u> Twyla Cline
<u>Brian Kornegay</u> Brian Kornegay	

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Rhonda Goodwin, Donny C. Davis, Melanie D. Lawley, Twyla Cline and Brian Kornegay, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, 2025 ~~2024~~.

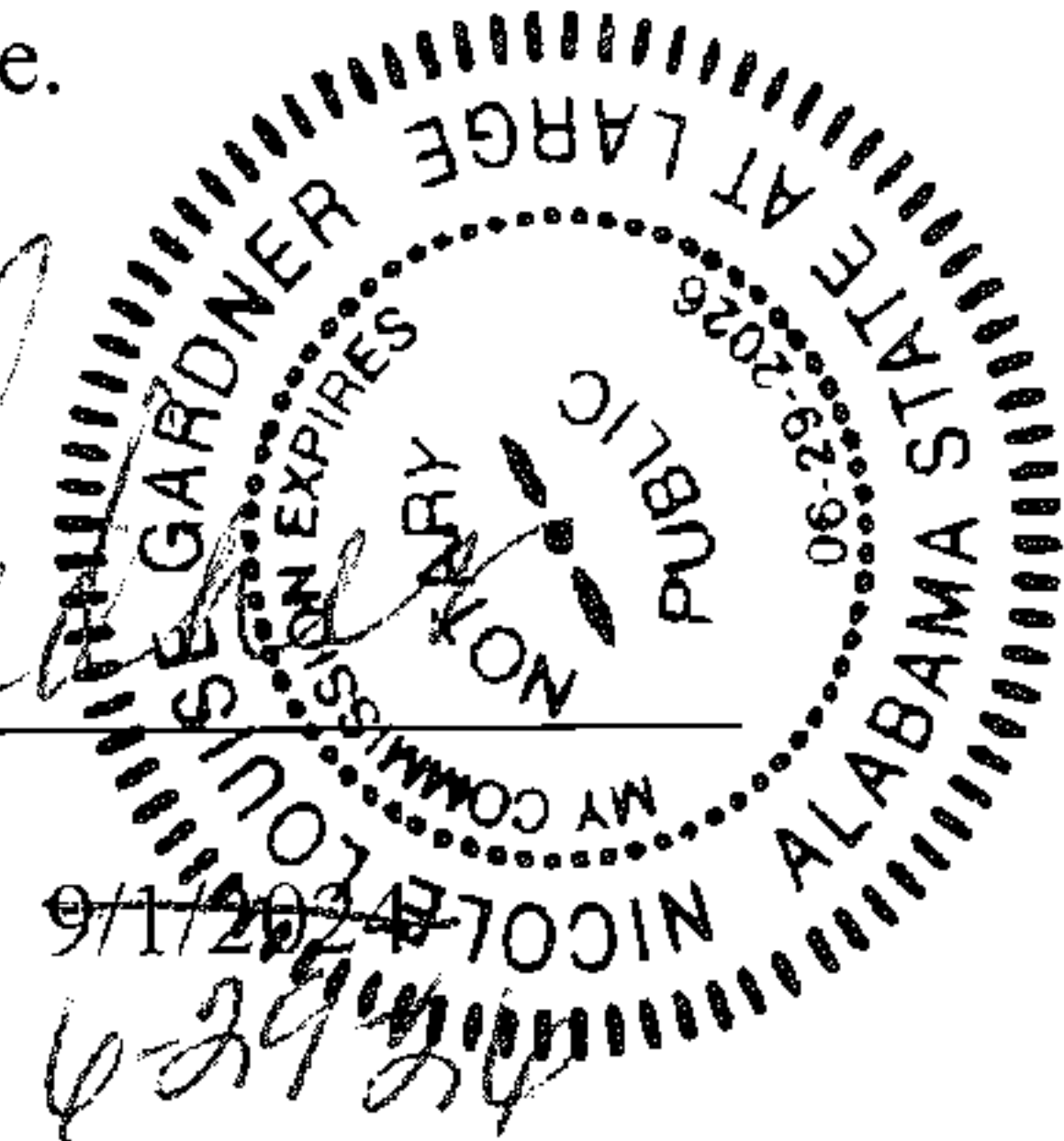
Michelle Gardner
Notary Public
My Commission Expires: 9/1/2024


Exhibit "A" – Legal Description

A part of the NW $\frac{1}{4}$ of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at a point where the eastern boundary of the Montevallo Elyton Road intersects the northern boundary of the NW $\frac{1}{4}$ of Section 4, Township 22, Range 3 West, and run thence southerly along the eastern boundary of said $\frac{1}{4}$ Section a distance of 210 feet to point of beginning, which said point of beginning is the southwestern corner of the Jones lot; thence turn to the left and run easterly along the southern boundary of the Jones lot a distance of 236 feet to a point; thence turn to the right and run southerly along the western boundary of the J.C. Horton lot a distance of 210 feet to a point; thence turn to the right and run westerly parallel with the northern boundary of said quarter section to a point on the eastern boundary of the Montevallo Elyton Road; thence turn to the right and run northwesterly to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/16/2025 11:00:05 AM
 \$40.00 JOANN
 20250716000215230

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 Rhonda Goodwin
 Mailing Address 1045 Highway 22
Montevallo, AL
35115

Grantee's Name Brian Kornegay
 Mailing Address 44 Cedar Way
Montevallo AL
35115

Property Address 13415 Hwy 17
Montevallo AL
35115

Date of Sale 7-15-25
 Total Purchase Price \$ 8000.00

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
☒ 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 7-15-25

Print Melanie D. Lawley

Unattested

Sign

Melanie D. Lawley

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1