

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Stephanie D. Brown Corwin
1111 County Road 42
Calera, AL 35040

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Craig M. Corwin, an unmarried man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby gives, grants, bargains, sells and conveys unto the GRANTEE, **Stephanie D. Brown Corwin** (hereinafter referred to as GRANTEE), her successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

TRACT 1

SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA. BEGIN AT A FOUND 3" CAPPED PIPE AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE RUN SOUTH 88 DEGREES 09 MINUTES 22 SECONDS EAST ALONG SAID QUARTER QUARTER SECTION LINE FOR FOR 289.01 FEET TO A SET IRON (CAPPED #18664); THENCE RUN SOUTH 22 DEGREES 46 MINUTES 33 SECONDS WEST FOR 253.33 FEET TO A SET IRON (CAPPED #18664); THENCE RUN SOUTH 00 DEGREES 28 MINUTES 49 SECONDS WEST FOR 384.29 FEET TO A SET IRON (CAPPED #18664); THENCE RUN SOUTH 89 DEGREES 21 MINUTES 04 SECONDS EAST FOR 219.59 FEET TO A SET IRON (CAPPED #18664); THENCE RUN SOUTH 05 DEGREES 13 MINUTES 20 SECONDS EAST FOR 775.02 FEET TO A SET IRON (CAPPED #18664) ON THE NORTHERLY RIGHT OF WAY LINE SHELBY COUNTY HIGHWAY #42 THENCE RUN SOUTH 87 DEGREES 30 MINUTES 14 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 163.00 FEET TO A SET IRON (CAPPED #18664) ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SHELBY SPRINGS AND ELYTON ROAD; THENCE RUN NORTH 20 DEGREES 01 MINUTES 44 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 189.14 FEET TO A SET IRON (CAPPED #18664); THENCE RUN NORTH 60 DEGREES 27 MINUTES 59 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 326.87 FEET TO A FOUND 2" PIPE; THENCE RUN NORTH 01 DEGREES 50 MINUTES 18 SECONDS EAST FOR 1070.27 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 425864.01 S.F. OR 9.78 ACRES MORE OR LESS.

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

Property Address: **1103 Highway 42, Calera, AL 35040**

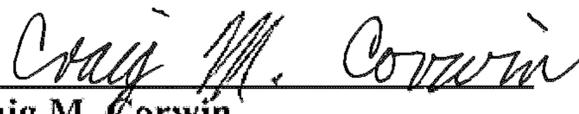
This deed is being done in accordance with that certain Right of First Refusal as recorded in Instrument No. 20230726000223760. Execution and recordation of this deed hereby serves as a satisfaction of said Right of First Refusal.

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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, her successors and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors and assigns, that Grantor is 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 herein above 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 Grantor will, and Grantor's heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR have hereunto set his hands and seals this **September 23, 2025**.



Craig M. Corwin

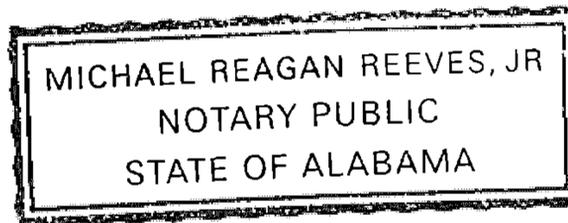
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Craig M. Corwin 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 23rd day of September, 2025.



Notary Public
My Commission Expires: 11/7/2028



Real Estate Sales Validation Form

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

Grantor's Name Craig M. Corwin
 Mailing Address 1111 County Road 42
Calera, AL 35040

Grantee's Name Stephanie D. Brown Corwin
 Mailing Address 1111 County Road 42
Calera, AL 35040

Property Address 1103 Highway 42
Calera, AL 35040

Date of Sale September 23, 2025
 Total Purchase Price \$100,000.00
 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
- 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 September 23,

Print Jeff W. Parmer

Unattested _____

Sign Jeff Parmer *JA*

(verified by)

(Grantor/Grantee/Owner **Agent** circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2025 10:47:00 AM
\$128.00 BRITTANI
20250924000293000

Alli S. Bezel