

Send Tax Notice to:  
The James Paul Cornelius and Sandra Joseph Cornelius Revocable Trust  
318 Valley View Road  
Indian Springs, AL 35124

\_\_\_\_\_[Space Above This Line for Recording Data]\_\_\_\_\_

## GENERAL WARRANTY DEED

Source of Title: Instrument#: 20221031000406320

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **One Million Four Hundred Fifty Thousand and 00/100 Dollars (\$1,450,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **HBH Holding, LLC, an Alabama limited liability company**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 1274 Claire Terrace, Hoover, AL 35244 does hereby grant, bargain, sell and convey unto **The James Paul Cornelius and Sandra Joseph Cornelius Revocable Trust dated June 4, 2009**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 318 Valley View Road, Indian Springs, AL 35124, the following described real estate, situated in Shelby County, Alabama, having an address 318 Valley View Road, Indian Springs, AL 35124 to wit:

See Exhibit "A".

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

**To Have and To Hold** to the said Grantee, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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 Grantee, their 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 the 30 day of September, 2025.

HBH Holding, LLC, an Alabama  
limited liability company

Jordan Hosey  
Jordan Hosey

STATE OF ALABAMA

COUNTY OF Jefferson

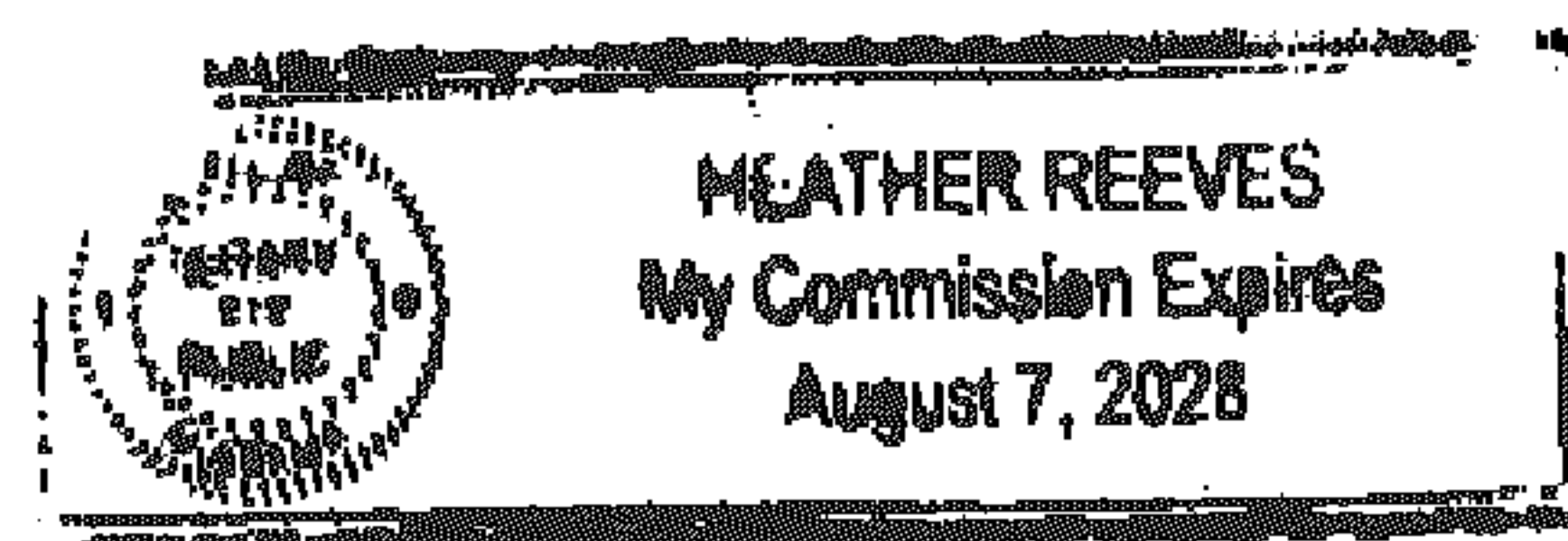
I, Heather Reeves, a Notary Public in and for  
said county in said state, hereby certify that **Jordan Hosey as the Authorized Member of HBH Holding,  
LLC, an Alabama limited liability company**, whose name(s) is/are signed to the foregoing conveyance  
and who is/are known to me, acknowledged before me on this day that, being informed of the contents of  
this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 30 day of  
September, 2025.

This instrument was prepared by:  
The Law Offices of Nathan R. Cordle, LLC  
% Nathan R. Cordle, Esq.  
1801 Oxmoor Road, Ste. 100  
Homewood, AL 35209

File No.: ATB4698

Heather Reeves  
Commission Expires 8-7-28



**Exhibit "A"**

A parcel of land located in the Northwest 1/4 of Northeast 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest corner of Lot 10 of Brookstone Subdivision, as recorded in Map Book 4, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama, said point also being the Northeast corner of Lot 7 of said Subdivision, said point also being on the north line of said Section 28; thence in an Easterly direction, along the South lines of Lots 10, 12 and 14 of said Brookstone Subdivision and along part of the South line of Lot 20 of Section Two of Brookstone Subdivision, as recorded in Map Book 5, Page 14 in the Office of the Judge of Probate in Shelby County, Alabama, said line also being the North line of said Section 28, a distance of 840.73 feet to a point on the Southeast right-of-way of an Alabama Power Company Transmission Line right-of-way; thence 143 degrees 37 minutes 28 seconds right, in a Southwesterly direction along said right-of-way line, a distance of 247.22 feet; thence 67 degrees 26 minutes 03 seconds left, in a Southeasterly direction, a distance of 59.97 feet; thence 67 degrees 20 minutes 10 seconds right, in a Southwesterly direction, a distance of 614.09 feet; thence 67 degrees 21 minutes 35 seconds left, in a Southeasterly direction, a distance of 102.64 feet to a point on the Northeast right-of-way line of Valley View Road, said point also being the beginning of a curve to the left, said curve having a radius of 160.6 feet and a central angle of 28 degrees 54 minutes; thence 180 degrees right, to a tangent of said curve; thence along arc of said curve, in a Northwesterly direction along said right-of-way line a distance of 81.01 feet to end of said curve, said point also being the Southeast corner of Lot 6 of said Brookstone Subdivision; thence 28 degrees 54 minutes right, measured from tangent of said curve, in a Northwesterly direction along the most Easterly lines of said Lot 6 and Lot 7 of said Brookstone Subdivision, a distance of 617.68 feet to the Point of Beginning, being situated in Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/01/2025 12:33:26 PM  
 \$1478.00 BRITTANI  
 20251001000301220

*Allen S. Bayl*