20251007000309360 1/2 \$548.00 Shelby Cnty Judge of Probate, AL 10/07/2025 01:17:28 PM FILED/CER7

This instrument was prepared without the benefit of a title examination or survey by: Joel F. Dorroh DORROH & MILLS, P.C. 1800 McFarland Boulevard, North, Suite 180 Tuscaloosa, AL 35406

STATE OF ALABAMA	§	
	§	WARRANTY DEEI
COUNTY OF SHELBY	§	•

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, JERRY ROASCO KORNEGAY, JR. and LEIGH ANN ARRINGTON, also known as LEIGH ANN KORNEGAY, husband and wife, herein collectively referred to as Grantors, do grant, bargain, sell and convey unto JERRY ROASCO KORNEGAY, JR., as trustee of the JERRY ROASCO KORNEGAY, JR. REVOCABLE TRUST and LEIGH ANN KORNEGAY, as trustee of the LEIGH ANN KORNEGAY REVOCABLE TRUST, as joint tenants with right of survivorship, herein collectively referred to as Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 729, according to the Final Plat of Grey Oaks Subdivision, Sector 7, as recorded in Map Book 55, Page 88 A and B, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining in fee simple.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantees, Grantees' successors or assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 300 day of 2025.

Grantors' Addresses: Jerry Roasco Kornegay, Jr. 2108 Grey Oaks Terrace Pelham, AL 35124

> Leigh Ann Arrington, aka Leigh Ann Kornegay 2108 Grey Oaks Terrace Pelham, AL 35124

Grantees' Addresses: Jerry Roasco Kornegay, Jr., as trustee of the Jerry Roasco Kornegay, Jr. Revocable Trust 2108 Grey Oaks Terrace Pelham, AL 35124

> Leigh Ann Kornegay, as trustee of the Leigh Ann Kornegay Revocable Trust 2108 Grey Oaks Terrace Pelham, AL 35124

> > Shelby County, AL 10/07/2025 State of Alabama Deed Tax: \$520.00

20251007000309360 2/2 \$548.00

Property Address:

2108 Grey Oaks Terrace

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Value Per Shelby County Tax Assessor Records: \$519,680.00.

	JERRY ROASCO KORNEGAY, JR.  LEIGH ANN ARRINGTON
STATE OF ALABAMA COUNTY OF JUSCALOOSA	
JERRY ROASCO KORNEGAY, JR., whose is known to me, acknowledged before me on conveyance, he executed the same voluntarily Given under my hand and official se	and for said County, in said State, hereby certify that ename is signed to the foregoing conveyance, and who this day that, being informed of the contents of the said by on the day the same bears date.  Sal on this the
2025.	
	Hally H. Lew
	NOTARY PUBLIC My Commission Expires: 1.29.27
STATE OF ALABAMA COUNTY OF UScaloosa	
LEIGH ANN ARRINGTON, whose name is a to me, acknowledged before me on this deconveyance, she executed the same voluntary	
Given under my hand and official se 2025.	al on this the 3 <sup>th</sup> day of Utoper,
	Maly H. Lew
	NOTARY PUBLIC My Commission Expires: //-29-27