



20260401000094080 2/6 \$490.00
Shelby Cnty Judge of Probate, AL
04/01/2026 10:30:42 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARY HARRIS**, whose name is 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of March, 2026.

Notary Public: Phonda Sallas

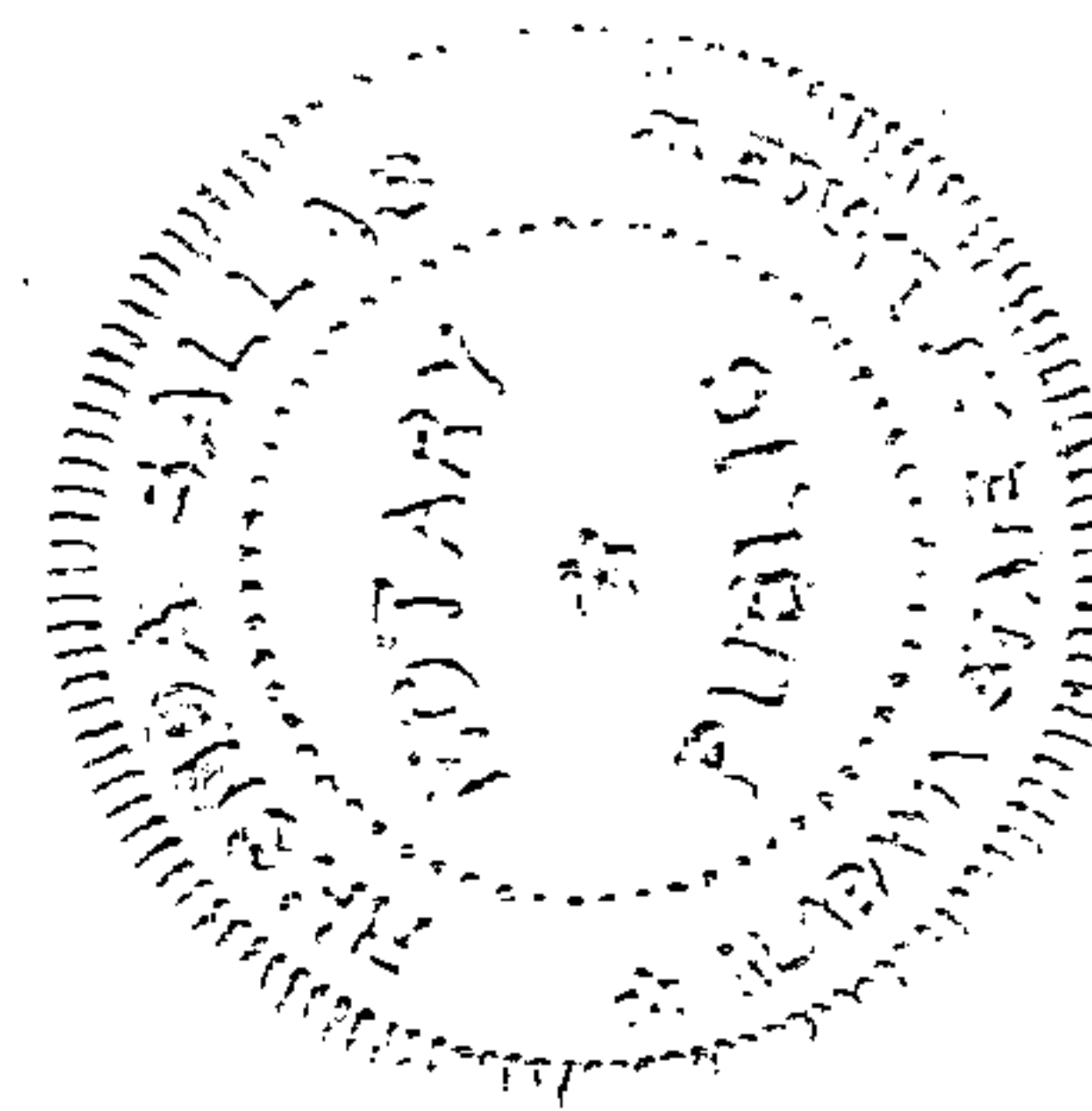
My Commission Expires: 5-23-29

PREPARED BY:

Hannah Surface, Esq.
MAYNARD NEXSEN P.C.
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Birmingham, Alabama 35203
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Email: hsurface@maynardnexsen.com

SEND TAX NOTICE TO:

Candice Nichole Corum
430 Appleford Road
Helena, Alabama 35080





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ELECTRONICALLY FILED
2/9/2026 11:54 AM
58-DR-2025-900169.01
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

CORUM CANDICE NICHOLE,)	
Plaintiff,)	
)	
V.)	Case No.: DR-2025-900169.01
)	
CORUM RICHARD KEITH,)	
Defendant.)	

ORDER FOR SPECIAL CLERK'S DEED

THIS CAUSE came before the court on January 29, 2026, for **REVIEW** on the court's **ORDER OF CONTEMPT** entered January 21, 2026. Present in court were Plaintiff's counsel, Hannah Hammitte Surface, and the Defendant, **RICHARD KEITH CORUM**, representing himself as a *pro se* litigant. At the hearing, Plaintiff's counsel made an **ORAL MOTION FOR ENTRY OF CLERK'S DEED**.

Upon consideration of the *ore tenus* testimony of the parties and evidence presented it is hereby **ORDERED** as follows:


1. A **FINAL JUDGMENT OF DIVORCE** was previously entered on December 5, 2025, in Case No. 58-DR-2025-900169.00, after a full and final trial.

2. Paragraph 9(a)(iii) of the **FINAL JUDGMENT OF DIVORCE** states as follows:

iii. **Quitclaim Deed**: The Defendant shall sign a **Quitclaim Deed**, which shall be drafted and provided to Defendant by Plaintiff's attorney, Hannah Hammitte Surface, on or before January 15, 2026, and Defendant shall mail an original, notarized copy of same to Plaintiff at the Marital Residence postmarked no later than January 31, 2026. The Plaintiff shall be responsible for timely filing the fully executed **Quitclaim Deed** with the Shelby County Probate Court.

3. Following the hearing on **PLAINTIFF'S VERIFIED PETITION FOR RULE**

EXHIBIT A



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NISI against the Defendant on January 20, 2026, the court found the Defendant to be in **CIVIL CONTEMPT** for his willful failure and refusal to, *inter alia*, sign the Quitclaim Deed associated with the Marital Residence. The court ordered Defendant to remain in the Shelby County Jail, wherefrom he was not to be released until and upon evidence of Defendant having had, *inter alia*, fully executed the Quitclaim Deed associated with the Marital Residence.

4. At the **REVIEW** hearing on the court's **ORDER OF CONTEMPT** on January 29, 2026, the Defendant again refused to execute the Quitclaim Deed associated with the Marital Residence. Plaintiff's counsel then made an **ORAL MOTION FOR ENTRY OF CLERK'S DEED**.

5. Plaintiff's **ORAL MOTION FOR ENTRY OF CLERK'S DEED** is hereby **GRANTED**.

7. The Shelby County Clerk of Court is hereby directed to execute a Special Clerk's Deed regarding the residence located at 430 Appleford Road Helena, Alabama 35080, owned by the parties during the marriage and awarded to the Plaintiff in the **FINAL JUDGMENT OF DIVORCE**, from Defendant, **RICHARD KEITH CORUM**, to Plaintiff, **CANDICE NICHOLE CORUM**, divesting the Defendant of any ownership interest no later than February 6, 2026, to the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 339, ACCORDING TO THE SURVEY OF AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147 A & B, IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA.

Subject to all easements, set back lines, restrictions, covenants, conditions, mineral and mining rights, encroachments, and current taxes and assessments due.

Draftsman makes no warranty as to the correctness of the description or ownership of the premises. No title examination has been performed by draftsman and there are no representations made as to the merchantability of the title, ownership of mineral rights, adverse possession,



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easements or any other matters affecting title to the premises. Property Description taken from Deed (Instrument Number 20150608000189880) filed on June 8, 2015, in the Probate Court of Shelby County, Alabama.

*****LAST ITEM*****

DONE this 9th day of February, 2026.

/s/ WILLIAM H. BOSTICK, III
CIRCUIT JUDGE

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 19



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Grantor's Name Richard K. Corum
Mailing Address 430 Appleford Rd
Helena, AZ 35080

Grantee's Name Candice N Corum
Mailing Address 120 Ashleigh Rd
Helena AZ 35080

Property Address 430 Appleford Rd
Helena, AZ 35080

Date of Sale _____
Total Purchase Price \$ _____
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 4/1/26

Print Candice N Corum

Unattested

(verified by) _____ Sign _____
(Grantor/Grantee/Owner/Agent) circle one