

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Cornerstone Building, LLC
2232 Cahaba Valley Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)
: **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TO CLEAR TITLE**, and other good and valuable consideration, this day in hand paid to the undersigned **Chelsea Ridge Estates, LLC, An Alabama Limited Liability Company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **CORNERSTONE BUIDLING, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit “A” attached hereto and made a part hereof for legal description

Subject To:
Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.


This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

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 GRANTEES, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR through its duly authorized Managing Member has hereunto set its hand and seal this the **23rd** day of **February, 2015**.

~~Chelsea Ridge Estates, LLC~~

Donald M. Acton, Managing Member

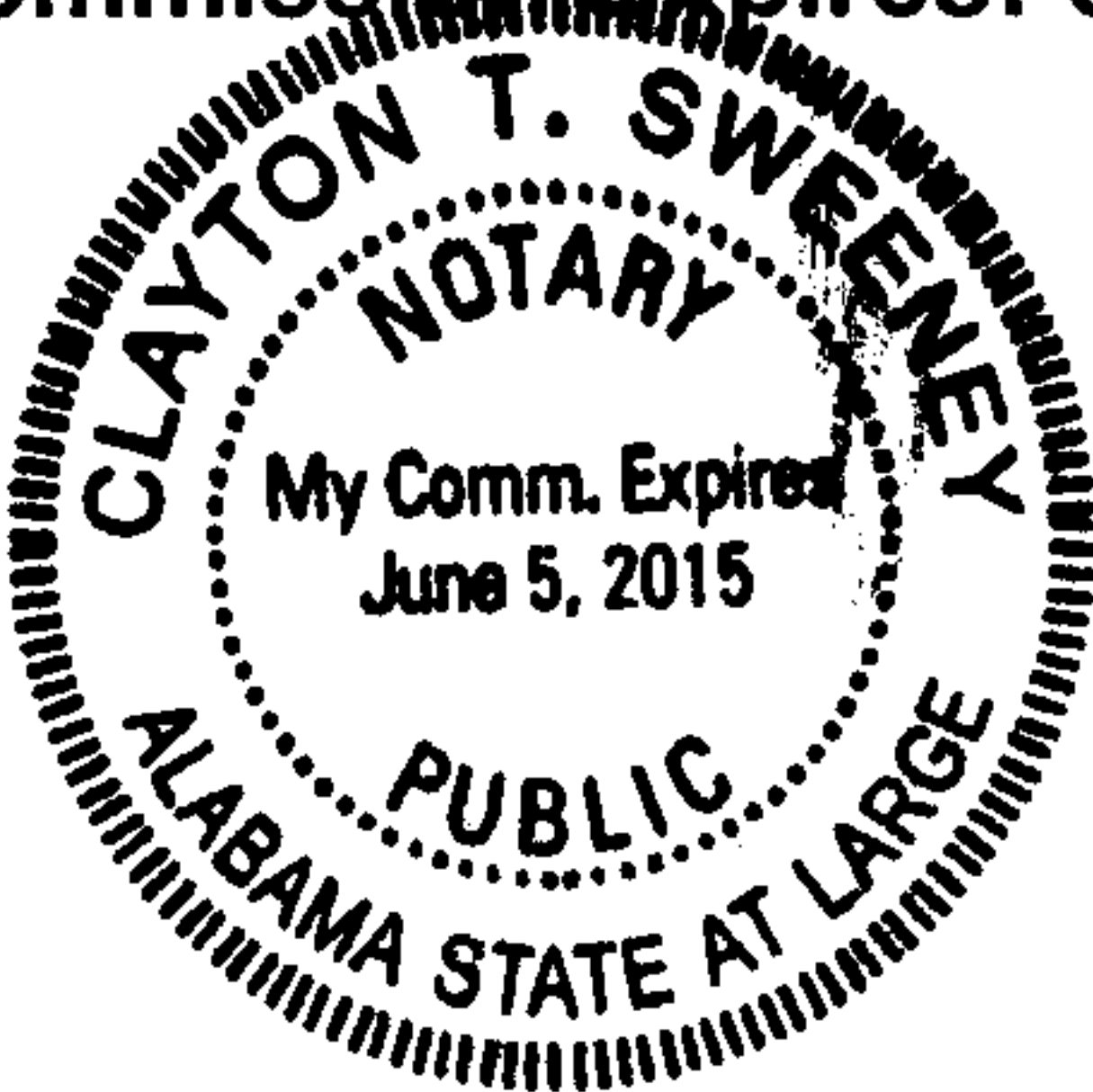

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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
COUNTY OF JEFFERSON)
:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald M. Acton, whose name as Managing Member of Chelsea Ridge Estates, LLC, An Alabama Limited Liability Company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Managing Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of February, 2015.

NOTARY PUBLIC
My Commission Expires: 6/5/2015



A parcel of land situated in the Northwest quarter of the Northeast quarter of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Westernmost corner of Lot 22, Chelsea Ridge Estates 1ST Sector as recorded in Map Book 35, page 150, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northeasterly direction along the Northwest line of said Lot 22 and Lot 23 in said Chelsea Ridge Estates 1ST Sector for a distance of 200.01 feet to the Northwest corner of said Lot 23; thence turn an angle to the left of 131 degrees, 42 minutes, 57 seconds and run in a Westerly direction for a distance of 204.12 feet to a point; ; thence turn an angle to the left of 115 degrees, 26 minutes, 36 seconds and run in a Southeasterly direction for a distance of 165.33 feet to the point of beginning. Said parcel of land containing 15,236 square feet, more or less.



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Real Estate Sales Validation Form

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

Grantor's Name Chelsea Ridge Estates, LLC
2232 Cahaba Valley Drive
Mailing Address Birmingham, AL 35242

Grantee's Name Cornerstone Building, LLC
2232 Cahaba Valley Drive
Mailing Address Birmingham, AL 35242

Property Address Metes and bounds

Date of Sale February 23, 2015

Total Purchase Price To Clear Title

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 – Tax assessor's market value

☐ Other – title insurance commitment

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 _____

Print Clayton T. Sweeney, Attorney

Unattested Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) Circle one



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