This Instrument Prepared By: Thomas E Thornton Union State Bank 3437 Lorna Road Birmingham, Alabama 35216

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

STATUTORY WARRANTY DEED

NEITHER TITLE NOR SURVEY EXAMINED BY PREPARER

STATE OF ALABAMA SHELBY COUNTY)

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KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighteen Thousand and 00/100 Dollars (\$18,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Union State Bank, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Cornerstone Building LLC (herein referred to as Grantee, whether one or more) in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 147 according to the Map of Lexington Parc, Sector 2, as recorded in Map Book 42, Page 28 and amended in Map Book 42, page 29 in the Office of the Judge of Probate of Shelby County, Alabama.

*\$18,000.00 of the above consideration is being paid by the mortgage in the SUBJECT TO: (1) Taxes due in the year 2015 and thereafter: (2) Easements, amount of the second subject to the second subje amount restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the of** Grantor: (4) All matters involving Lexington Parc Homeowners Association, Inc., whether existing on the date of this deed or adopted in the future: (5) All outstanding rights of redemption, it being expressly understood by Grantee by acceptance of this deed that Grantee or his successors or assigns shall not be entitled to any debt owing in the event of a redemption under the obligations from borrower foreclosed upon to the Grantor herein: (6) Matters that would be revealed by an accurate survey.

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| IOHAVE AND IOHOLD to the s | aid GRANTEE, its successor and assigns forever. |
|------------------------------------|---|
| the day of 2015 | Union State Bank By: Uts: Vice President |
| STATE/OF ALABAMA) | **\$\\\\28,200.0 |
| | N ACKNOWLEDGMENT |
| I, the undersigned, a Notary Publi | ic in and for said County in said State, hereby certify |

foregoing instrument, and who is known to me, acknowledged before me this day that,

being informed of the contents of the instrument, he, as/such officer and with full authority,

executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal/this

Notary Public My Commission Exp.__

day of

of Union State Bank, a corporation is signed to the

whose name as

Real Estate Sales Validation Form

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

| This | Document must be filed in accord | | | |
|---|--|---|---|---|
| Grantor's Name Mailing Address | UNION STATE BANK 3437 LORNA ROAD HOOVER, AL 35216 | Mailing Address Date of Sale Total Purchase Price or Actual Value | | CORNERSTONE BUILDING, LLC 2232 CAHABA VALLEY DRIVE BIRMINGHAM, AL 35242 6-18-15 \$ 18,000.00 |
| Property Address | LOT 147 LEXINGTON PARC 1049 PILGRIM LANE MONTEVALLO, AL 3575 | | | |
| | | Assessor' | or s Market Value | \$ |
| evidence: (check of Bill of Sale Sales Contra Closing State If the conveyance | ment | Apprais Other | sal | he following documentary red) WARRANTY DEED equired information referenced |
| | | Instructions | | |
| to property and th | nd mailing address - provide t eir current mailing address. | he name of t | he person or p | |
| to property is being | | | | |
| Property address | - the physical address of the | property being | ng conveyed, if | available. |
| | e date on which interest to the | | | |
| Total purchase place being conveyed | rice - the total amount paid for by the instrument offered for re | r the purchas ecord. | se of the prope | |
| conveyed by the licensed apprais | instrument offered for record. er or the assessor's current m | arket value. | evidenced by | ty, both real and personal, being an appraisal conducted by a |
| excluding currer responsibility of pursuant to <u>Cod</u> | e of Alabama 1975 § 40-22-1 | y as determinax purposes (h). | will be used ar | nd the taxpayer will be penalized |
| accurate. I furth | est of my knowledge and believer understand that any false soldinated in Code of Alabama 1 | tatements ci | aimed on this i | ined in this document is true and orm may result in the imposition |
| Date 6-18-19 | _ | Print | Tho MAS/R | ihornon |
| Unattested | (verified by) | Sign | (Grantor/Gra | entee/Owner/Agent) circle one Form RT-1 |
| | | Filed and Re Official Pub Judge James County Cler Shelby Cour 07/10/2015 0 | lic Records W. Fuhrmeister, Prob k ity, AL | bate Judge, |



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