

THIS INSTRUMENT PREPARED BY:

Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:

Cornerstone Investments, LLC
3235 Highway 119
Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA}
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten dollars and other good and valuable consideration, TO CLEAR TITLE, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **USAmeribank, a Florida Banking corporation, formerly known as Aliant Bank, an Alabama Banking corporation, a Division of USAmeribank, by merger and acquisition** (hereby referred to as "GRANTOR") hereby remises, releases, quit claims, grants, sells, and conveys unto **Cornerstone Investments, LLC, an Alabama limited liability company** (hereby referred to as "GRANTEE") its successors and assigns, all its rights, title, interests and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

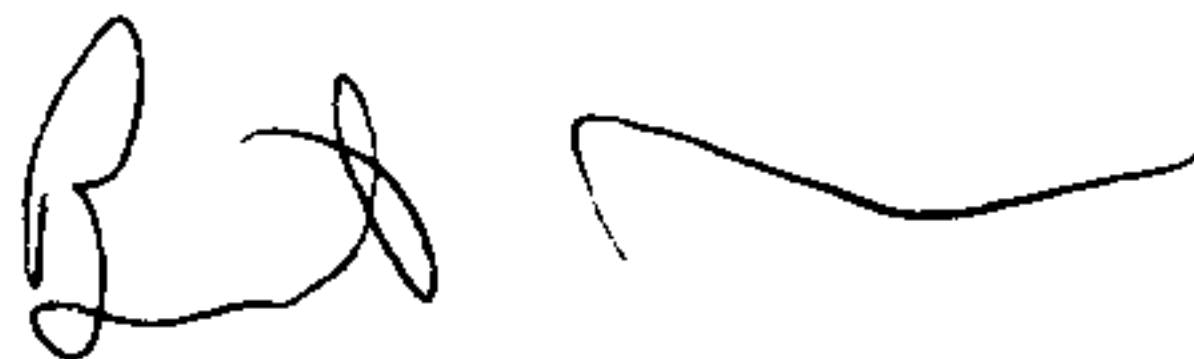
See Exhibit "A" attached hereto and made a part hereof for legal description

The parcels described in Exhibit "A" being the same property conveyed by Sheriff's Deed(s) to Aliant Bank, a Div. of USAmeribank, said Sheriff's Deed(s) being recorded in Instrument No. 20131009000404770 (As to Parcel I); in Instrument No. 20131009000404750 (As to Parcel II); and in Instrument No. 2013109000404760 (As to Parcel III), all being recorded in the Probate Office of Shelby County, Alabama. This Quit Claim deed is given by the Grantor to convey to the Grantee all of the rights, title, interests and claims acquired through the aforementioned Sheriff's Deeds in order to Clear Title to the property described in Exhibit "A".

PARCEL ID#35-1-12-0-000-002.000 (As to Parcel I)
#35-1-12-0-000-012.000 (As to Parcel II)
#34-3-07-0-000-007.000 (As to Parcel III)

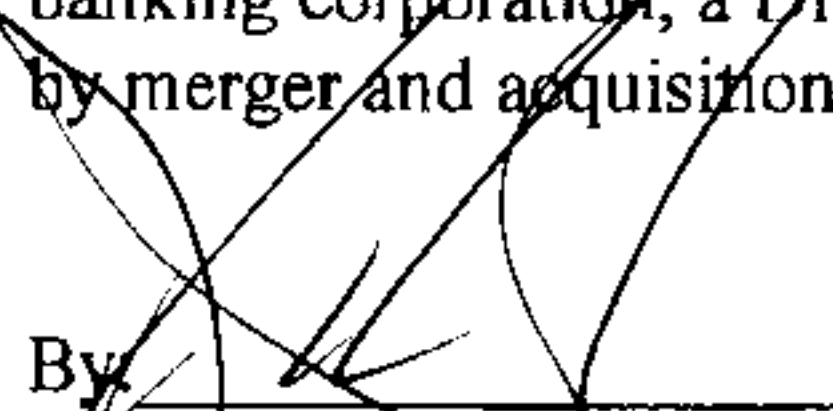
TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

IN Witness Whereof, the undersigned Grantor through its duly authorized officer has executed this quit claim deed on this 15th day of December, 2016.




Witness

USAmeribank,
A Florida banking corporation,
formerly known as Aliant Bank, an Alabama
banking corporation, a Division of USAmeribank,
by merger and acquisition

By 

Mike Carter
Its: Senior Vice President

S-16-23344 auction property #4

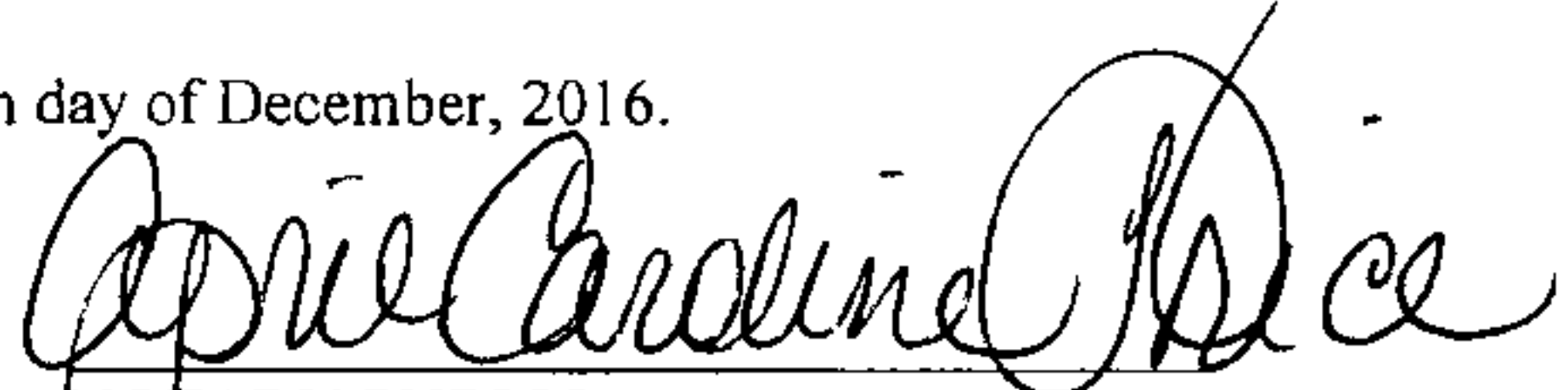

20161227000468490 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/27/2016 09:06:05 AM FILED/CERT

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mike Carter, whose name as Senior Vice President of USAmeribank, a Florida banking corporation, formerly known as Aliant Bank, an Alabama banking corporation, a Division of USAmeribank, by merger and acquisition, 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, he as such officer, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal this 15th day of December, 2016.


NOTARY PUBLIC
My Commission Expires

(Affix Seal)





20161227000468490 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/27/2016 09:06:05 AM FILED/CERT

EXHIBIT "A"

PARCEL I:

The North One-Half of the Southeast Quarter (N 1/2 of SE 1/4), Section 12, Township 24 North, Range 13 East, Shelby County, Alabama.

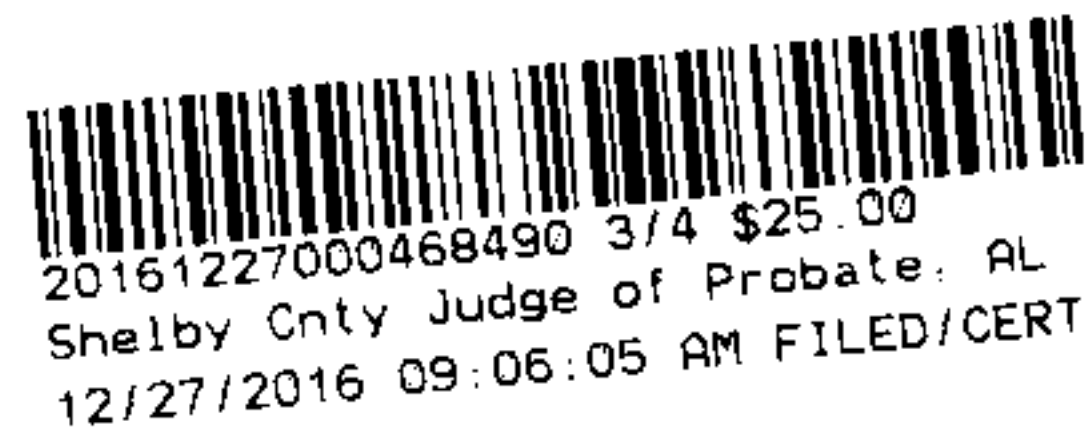
PARCEL II:

The East One-Half of the Northwest Quarter (E 1/2 of NW 1/4), Section 12, Township 24 North, Range 13 East, Shelby County, Alabama. LESS AND EXCEPT that part lying within State Highway right of way as condemned on November 5, 1958, as shown by Probate Minutes 21, Page 1, in the Probate Office of Shelby County, Alabama.

PARCEL III:

The Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4); and the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4), Section 7, Township 24 North, Range 14 East, Shelby County, Alabama.

SOURCE OF TITLE: Instrument #20050210000067500, being a Special (Statutory) Warranty Deed from John Hancock Life Insurance Company, to Cornerstone Investments, Limited Liability Company, dated January 26, 2005.



Real Estate Sales Validation Form

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

Grantor's Name USAmeriBank

Grantee's Name

Cornerstone Investments, LLC

Mailing Address 1100 Corporate Parkway
Birmingham, AL 35242

Mailing Address 3235 Hwy 119
Montevallo, AL 35115

Property Address Metes & Bounds

Date of Sale December 15, 2016

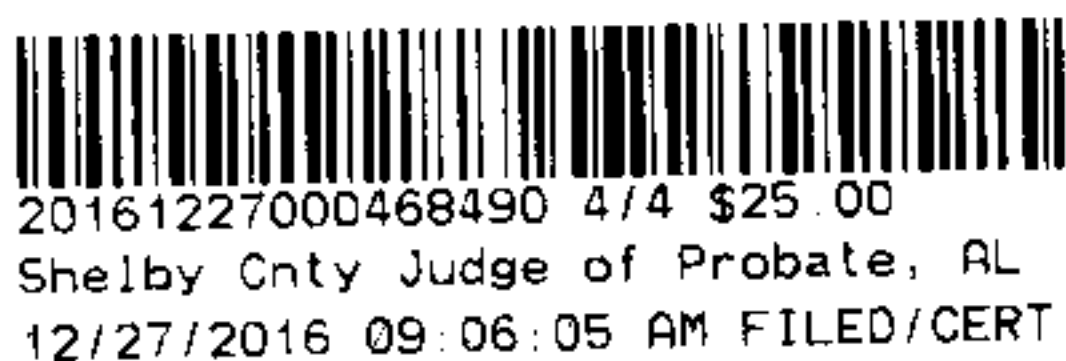
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$



TO CLEAR TITLE

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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other - TO CLEAR TITLE from Sheriff's Deed in Instrument |
| <input type="checkbox"/> Closing Statement | N0. 20131009000404770, 20131009000404750 and |
| | 2013109000404760 |

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

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW