

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

Send Tax Notice To:  
Norris Family Properties, LLC  
998 Hwy/39 3235 Hwy 119  
Lawley, AL 36703-7141  
Montevallo, AL 35115

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Eighteen Thousand Seven Hundred and 00/100 (\$18,700.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Cornerstone Investments, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Norris Family Properties, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), 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 2017 and subsequent years not yet due and payable until October 1, 2017. 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 GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **15th** day of **December, 2016**.

**Cornerstone Investments, LLC**

  
\_\_\_\_\_  
**Donnie Norris, Member**

  
20161227000468540 1/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
12/27/2016 09:06:10 AM FILED/CERT

Shelby County, AL 12/27/2016  
State of Alabama  
Deed Tax: \$19.00

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donnie Norris, whose name as Member of Cornerstone Investments, 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 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 15th day of December, 2016.

NOTARY PUBLIC

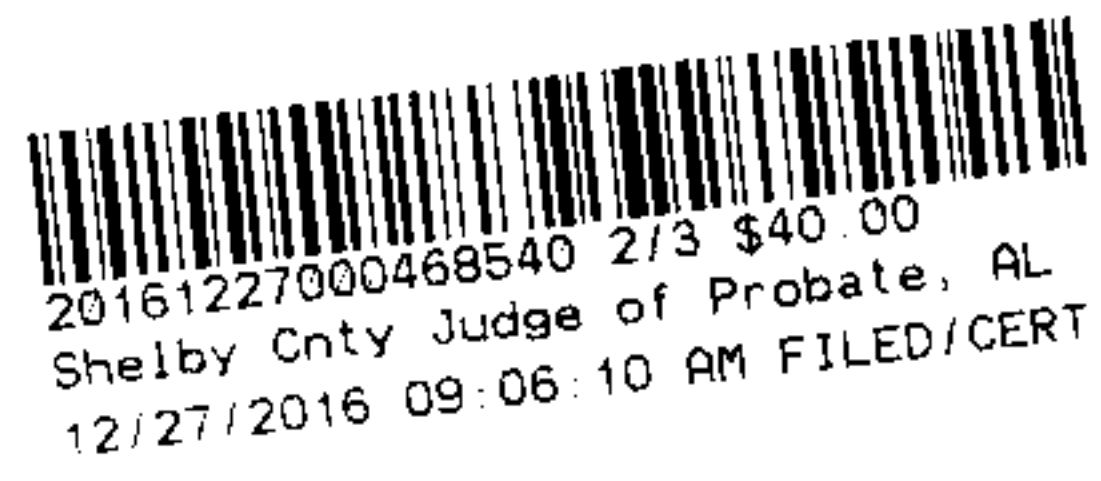
My Commission Expires: 06-02-2019



A parcel of land situated in the SW 1/4 of Section 9, Township 21 South, Range 3 West, and being more particularly described as follows:

Beginning at the NE corner of the NW 1/4 of the SW 1/4 of said Section 9; thence run South 5 degrees 44 minutes 59 seconds East a distance of 874.71 feet; thence North 88 degrees 22 minutes 34 seconds West a distance of 151.60 feet; thence North 6 degrees 13 minutes 21 seconds East a distance of 9.91 feet; thence North 8 degrees 18 minutes 39 seconds West a distance of 69.41 feet; thence North 16 degrees 43 minutes 50 seconds East a distance of 86.27 feet; thence North 1 degree 58 minutes 44 seconds East a distance of 89.03 feet; thence North 55 degrees 35 minutes 44 seconds West a distance of 23.47 feet; thence North 82 degrees 11 minutes 0 seconds West a distance of 87.46 feet; thence North 75 degrees 19 minutes 55 seconds West a distance of 72.55 feet to the East right of way of Shelby County Road #17 (80-foot right of way), said point also being a point on a curve to the left having a radius of 2413.92 feet, a central angle of 3 degrees 9 minutes 32 seconds, and subtended by a chord which bears North 2 degrees 9 minutes 38 seconds West a chord distance of 133.07 feet; thence continue along said curve a distance of 133.09 feet to the end of said curve; thence continue along said Easterly right of way on a bearing of North 3 degrees 44 minutes 24 seconds West a distance of 857.97 feet; thence leaving said right of way on a bearing of North 86 degrees 26 minutes 5 seconds East and along the South boundary line of Eaglewood Estates as recorded in Map Book 8, Page 17, in the office of the Judge of Probate in Shelby County, Alabama, a distance of 242.16 feet; thence South 4 degrees 38 minutes 55 seconds East a distance of 101.86 feet; thence South 5 degrees 34 minutes 0 seconds East a distance of 331.86 feet to the point of beginning.

SOURCE OF TITLE: Instrument #20020919000453700, being a Warranty Deed from James F. Lacey, as Executor of the Last Will and Testament of Ethel Nelson Lacey, deceased (Case No. 143887), to Cornerstone Investments, LLC, a limited liability company, dated September 18, 2002.



# Real Estate Sales Validation Form

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

Grantor's Name Cornerstone Investments, LLC

Grantee's Name

Norris Family Properties, LLC

Mailing Address 3235 Hwy 119  
Montevallo, AL 35115

Mailing Address 3235 Hwy 119  
~~998 Hwy 119~~ Montevallo, AL  
~~Albany, AL 36707~~ 35115

Property Address 8.85 Acres Hwy 17  
Alabaster, AL 35007

Date of Sale December 15, 2016

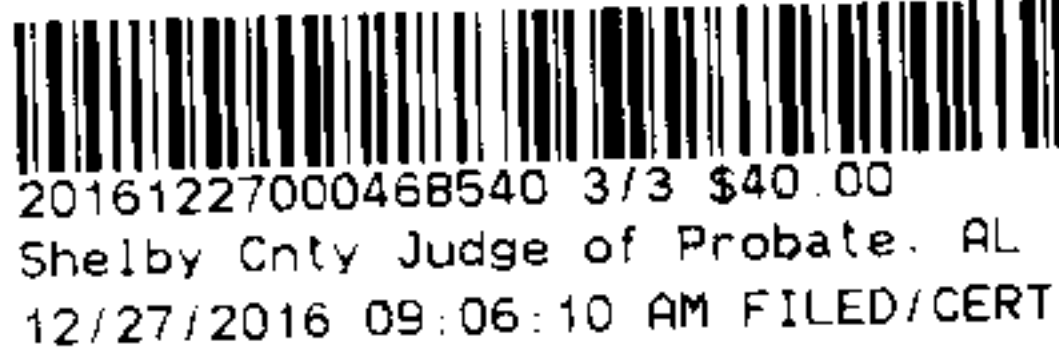
Total Purchase Price \$ 18,700.00

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/ Assessor's Appraised Value  
☐ Other - property tax redemption

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).

Cornerstone Investments, LLC

Date \_\_\_\_\_

Print By: Donnie Norris, Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one