SEND TAX NOTICE TO:
Cornerstone Property Group, LLC

20211020000509550 10/20/2021 09:27:03 AM DEEDS 1/3

This instrument prepared by:

Frank Steele Jones
Regency Title & Closing, LLC
500 Southland Drive, Suite 230
Hoover, Alabama 35040

WARRANTY DEED

State of Alabama) KNOW ALL MEN BY THESE PRESENTS:
Shelby County) ISTOWALD WILL TO THE DESTRICTION OF THE PROPERTY OF THE PROP

That in consideration of One Hundred and Fifty-Six Thousand, Five Hundred Dollars and Zero cents (\$156,500.00), and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Francisco Negron and spouse Jennifer Negron, (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto Cornerstone Property Group, LLC (hereinafter referred to as the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 388, according to the Map and Survey of Waterford Highlands, Sector I, as recorded in Map Book 27, page 137 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2021, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

Restrictions appearing of record in instrument no. 2001–12818 and amended in instrument no. 2001-12819.

Title to all minerals with in and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in instrument no. 1995-1640 and book 345, page 744.

Terms and conditions as set out in instrument no. 1995-1640 and book 345, page 744.

Articles of incorporation of Waterford Homeowner's Association, Inc. As recorded in instrument no. 2001-12817 and by-laws as recorded in instrument no. 20110310000079910.

\$156,500.00 of the above referenced purchase price was paid for with mortgage(s) executed simultaneously herewith.

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TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 15th day of October, 2021.

	Jennifer Negron Francisco Negron	(SEAL
State of Alabama Shelby County	General Acknowledgment	

I, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that Francisco Negron and Jennifer Negron and, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the 15th day of October, 2021.

(SEAL)

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires 03/14/2023

Notary Public

My Commission Expires: 3/14/2023

File # 2021278

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Grantor's Name Jennifert Francicio Negron Grantee's Name Donestone Propertus Mailing Address 500 Soothland Dy Mailing Address P.O. Box 162 Jan ar 35226 Date of Sale Property Address Total Purchase Price \$ 156,500,-Actual Value or ***Deed is being recorded for the purpose of clearing title and Assessor's Market Value \$ for no other reason. 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 Appraisal Sales Contract Other Closing Statement 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). 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). Unattested Sign (Grantor/Grantee/Owner/Agent) circle one (verified by) Filed and Recorded Official Public Records Form RT-1 Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 10/20/2021 09:27:03 AM

alli 5. Bush

\$29.00 JOANN

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