

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Cornerstone Property Group, LLC**  
**P.O. Box 162**  
**Pelham, AL 35124**

STATE OF ALABAMA            )

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON        )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED SEVENTY SEVEN THOUSAND AND 00/100 (\$177,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James A. Reining an unmarried man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Cornerstone Property Group, LLC** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 26, according to the Survey of Royal Pines, as recorded in Map Book 11, Page 51, in the Probate Office of Shelby County, Alabama.**

**Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. James A. Reining is the surviving grantee of the deed recorded in Instrument Number 200206000267910, Linda Reining having died on or about September 20, 2020, in Shelby County, Alabama.**

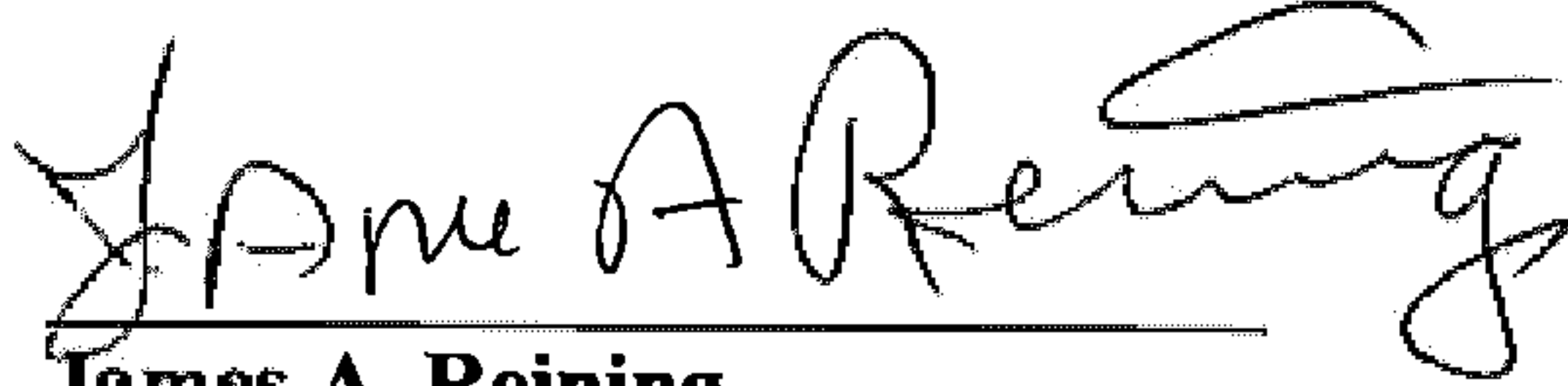
Property Address: **3025 Spruce Drive, Helena, AL 35080**

**All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.**

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 herein above 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.

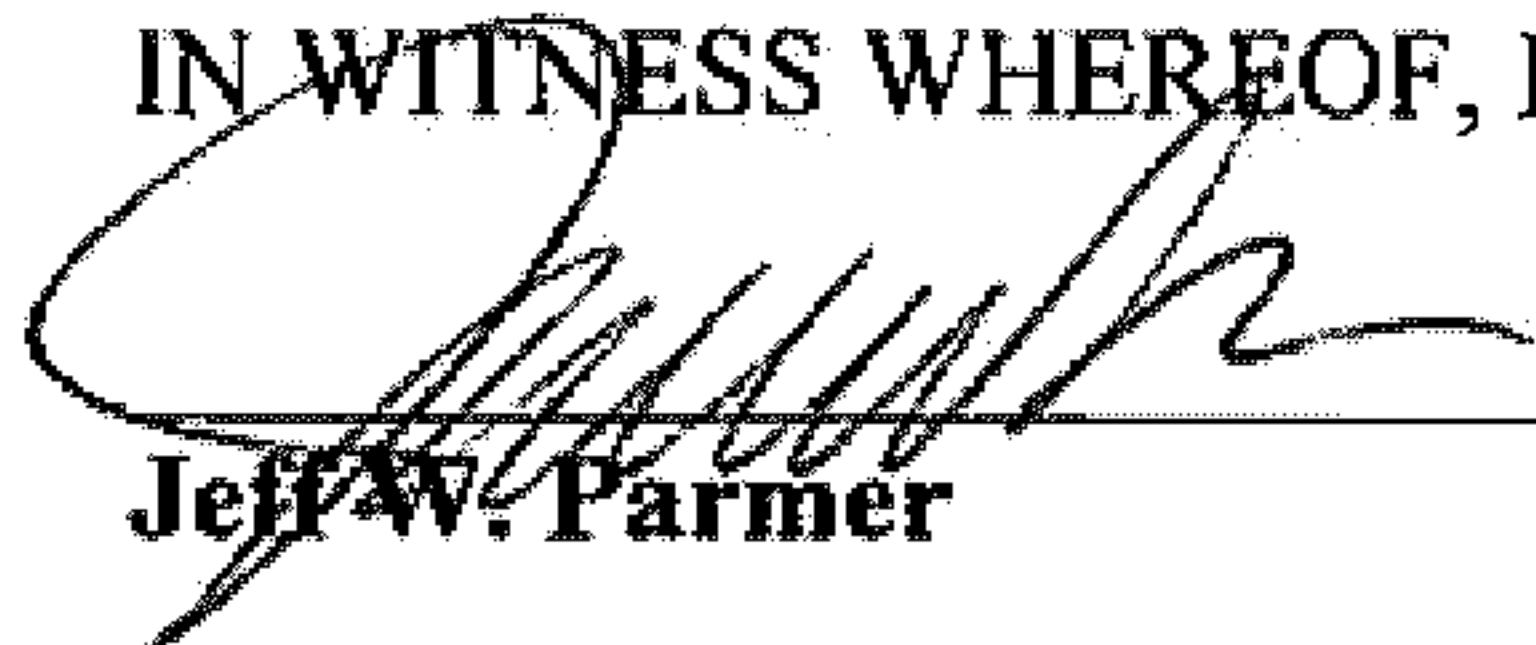
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this **December 2, 2021**.

  
**James A. Reining**

STATE OF ALABAMA   )  
:  
COUNTY OF JEFFERSON)

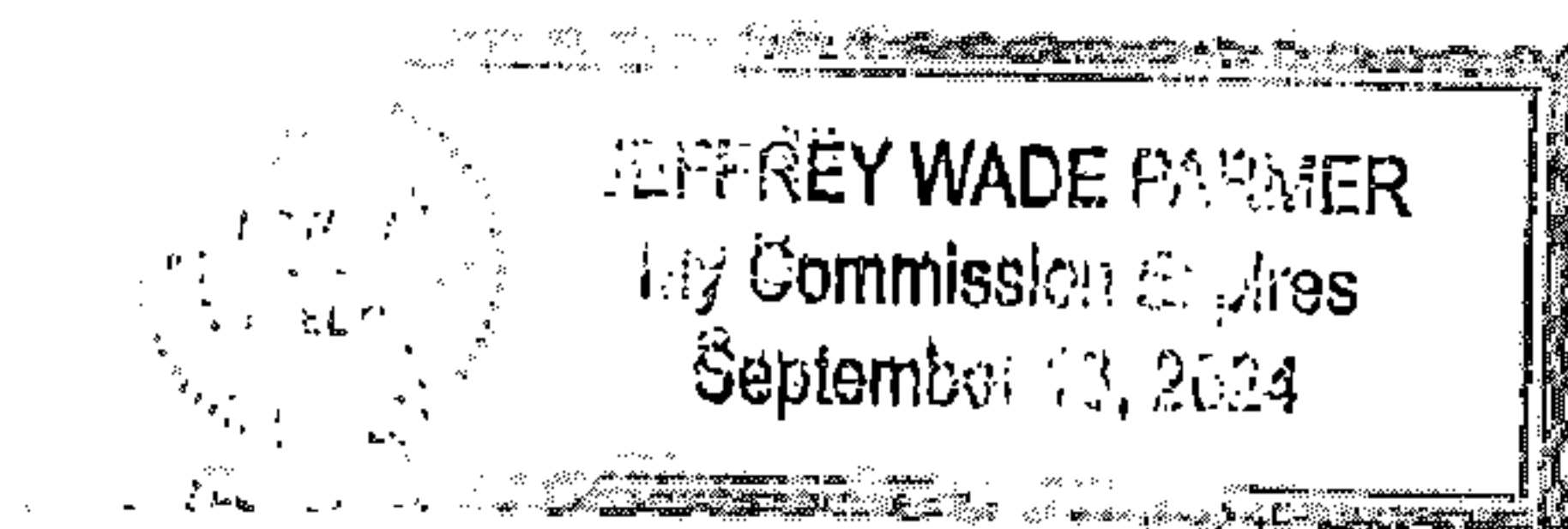
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James A. Reining** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2<sup>nd</sup> day of **December, 2021**.

  
**Jeff W. Farmer**

NOTARY PUBLIC

My Commission Expires: **09/13/2024**



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name James A. Reining  
 Mailing Address 879 Jones Road  
Byron, GA 31008

Grantee's Name Cornerstone Property Group LLC  
 Mailing Address P.O. Box 162  
Pelham, AL 35124

Property Address 3025 Spruce Drive  
Helena, AL 35080

Date of Sale December 2, 2021  
 Total Purchase Price \$177,000.00  
 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

☐ Appraisal  
☐ Other:



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/06/2021 08:43:00 AM  
 \$29.00 KIMBERLY  
 20211206000579630

☒ Closing Statement

*Miss S. Byrd*

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 12-2-2021 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

*Jeff W. Parmer*

(Grantor/Grantee/ Owner/ Agent) circle one

**Form RT-1**