

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)

20150710000233970
07/10/2015 02:18:49 PM D

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 amount of**
SUBJECT TO: (1) Taxes due in the year 2015 and thereafter: (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the 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.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this
the 10th day of June 2015

Union State Bank

By: [Signature]

Its: Vice President

**\$128,200.00

STATE OF ALABAMA)
[Signature] COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas E Thornton, whose name as Vice President of Union State Bank, a corporation is signed to the 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 10th day of June, 2015.

[Signature]
Notary Public

My Commission Exp. 2-10-19

Real Estate Sales Validation Form

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

Grantor's Name	<u>UNION STATE BANK</u>	Grantee's Name	<u>CORNERSTONE BUILDING, LLC</u>
Mailing Address	<u>3437 LORNA ROAD</u>	Mailing Address	<u>2232 CAHABA VALLEY DRIVE</u>
	<u>HOOVER, AL 35216</u>		<u>BIRMINGHAM, AL 35242</u>
Property Address	<u>LOT 147 LEXINGTON PARC</u>	Date of Sale	<u>6-18-15</u>
	<u>1049 PILGRIM LANE</u>	Total Purchase Price	<u>\$ 18,000.00</u>
	<u>MONTEVALLO, AL 35115</u>	or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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
☒ Other STATUTORY WARRANTY DEED

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 6-18-15

Print Thomas E. Thomas

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/10/2015 02:18:49 PM
\$18.00 JESSICA
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[Signature]