

20150713000236020 1/2 \$38.00
Shelby Cnty Judge of Probate, AL
07/13/2015 11:01:13 AM FILED/CERT

Send Tax Notice To: **Hidden Forest HOA, Inc.**
P.O. Box 1268
Pelham, Alabama 35124

QUITCLAIM DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Cornerstone Investments, LLC, an Alabama Limited Liability Company, whose address is c/o Donnie Norris, Registered Agent, 3235 Highway 119, Montevallo, Alabama 35115** (hereinafter referred to as GRANTOR), does grant, bargain, sell, quitclaim and convey unto the Grantee, **Hidden Forest Homeowner's Association, Inc., an Alabama Corporation, whose mailing address is P.O. Box 1268, Pelham, Alabama 35124**, (hereinafter referred to as GRANTEE) any interest it may have in the following described real estate, lying and being in the County of Shelby, State of Alabama, the address of which is **2050 Hidden Forest Lane, Montevallo, Alabama 35115**; to-wit:

Lot 102 according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117 in the Office of the Probate Judge of Shelby County, Alabama.

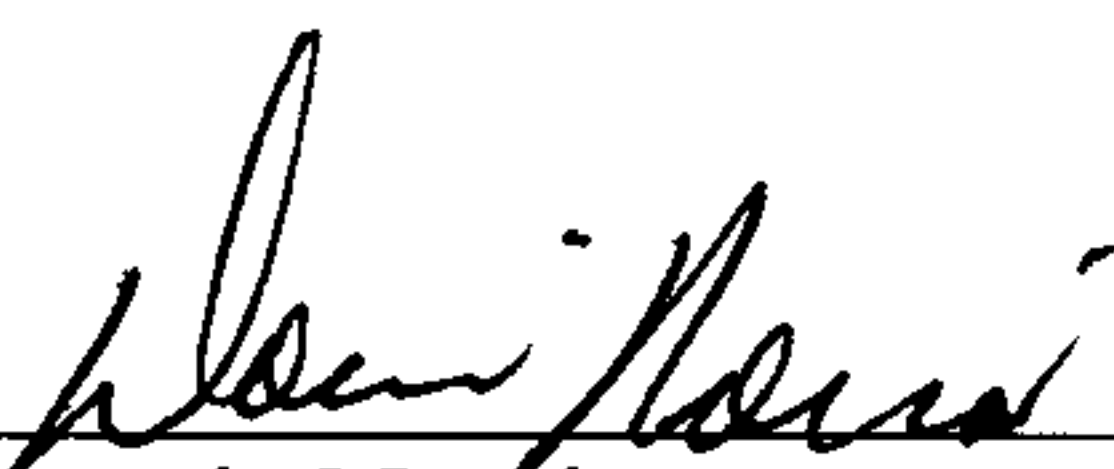
SITUATED IN SHELBY COUNTY, ALABAMA

THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OR SECOND HOME OF THE GRANTOR.

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, then to the heirs and assigns of the GRANTEE, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this May 28, day of _____, 2015.

**Cornerstone Investments, LLC,
an Alabama Limited Liability Company**

By:  (SEAL)
Donnie Norris

As Its Registered Agent and duly authorized
representative

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 is signed to the foregoing conveyance as the Registered Agent and duly authorized representative of Cornerstone Investments, LLC, an Alabama Limited Liability Company, and who is known to me, knowingly and willingly acknowledged before me on this day, that, being informed of the contents of the conveyance, he, with full authority and as the act of the limited liability company executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 28th day of May, 2015.


NOTARY PUBLIC
My Commission Expires: 12/1/17

THIS INSTRUMENT PREPARED BY:

Brian M. Cloud, Esquire
Cloud & Willis, LLC
201 Beacon Parkway West, Suite 400
Birmingham, Alabama 35209
(205) 322-6060

Shelby County, AL 07/13/2015
State of Alabama
Deed Tax: \$21.00

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
Mailing Address 3235 Highway 119
Montevallo, AL 35115

Grantee's Name Hidden Forest HOA, Inc
Mailing Address PO Box 1268
Pelham, AL 35124

Property Address 2050 Hidden Forest Lane
Montevallo, AL 35115

Date of Sale 5/28/15

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 21,000.00

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 Market Value

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 6/5/15

Print Jill Green

Sign Jill Green
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1