

This instrument was prepared by:
Rodney S. Parker, Attorney-at-Law
300 Vestavia Parkway
Suite 2300
Birmingham, AL 35216
File # 2016-01-4935
Documentary Evidence: Sales Contract

Send tax notice to: Grantee(s) -
William Michael Joseph Madigan
and Tammy Madigan
2043 Kerry Circle
Calera, AL 35040
(Property and Mailing Address)

CORPORATION WARRANTY DEED

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

That in consideration of **One Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars (\$174,900.00)**, which is the total purchase price, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, **Cornerstone Building, LLC**, a Limited Liability Company (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell, and convey unto **William Michael Joseph Madigan and Tammy Madigan** (hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 33, according to the survey of Kinsale Garden Homes, 3rd Sector, as recorded in Map Book 41, page 90, and amended in Map Book 42, page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens, and other rights, if any, of record and not of record.

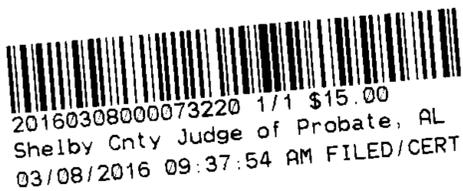
All of the total purchase price recited above was paid from the proceeds of a mortgage loan executed simultaneously herewith.

This deed is being executed in accordance with the Articles of Organization and Operating Agreement of Cornerstone Building, LLC. Said Articles of Organization and Operating Agreement have not been altered or amended.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for itself, its successors and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Cornerstone Building, LLC**, by **Donald M Acton, Member**, who is authorized to execute this conveyance, have hereto set their signature and seal, this the **7th day of March, 2016**.



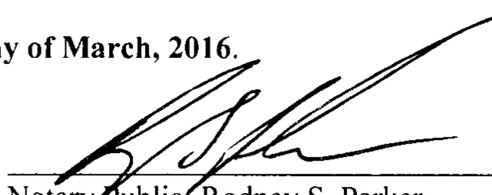
Cornerstone Building, LLC

(Seal)
BY: Donald M. Acton
ITS: Member

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Donald M. Acton**, whose names as **Member** of **Cornerstone Building, LLC**, a Limited Liability Company, 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 said conveyance he, as such **Member** and with full authority, executed the same voluntarily for and as the act of said **Cornerstone Building, LLC** on the day the same bears date.

Given under my hand and official seal this the **7th day of March, 2016**.


Notary Public, Rodney S. Parker
Commission Expires: 12/09/2019

Grantor(s) Mailing Address:
2232 Cahaba Valley Drive
Birmingham, AL 35242