20160324000095010 03/24/2016 02:24:37 PM DEEDS 1/4

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to: Cornerstone Building, LLC 2232 Cahaba Valley Drive Birmingham, AL 35242

STATE OF ALABAMA	)	WARRANTY DEED
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY-FIVE THOUSAND ONE HUNDRED SEVENTY-SIX AND 56/100 DOLLARS (\$25,176.56) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, ERIC MICHAEL DERN, 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 BUILDING, LLC (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$147,680.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with its heirs 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 hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

## 20160324000095010 03/24/2016 02:24:37 PM DEEDS 2/4

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 23rd day of March, 2016.

ERIC MICHAEL DERN

Cu Michael Du

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that ERIC MICHAEL DERN, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS-WHEREOF, I have hereunto set my hand and seal this the 23rd day of March, 2016.

NOTARY PUBLIC

My commission expires:

MALCOLM S. MCLEOD

My Commission Expires

August 15, 2018

▘<del>▗▗▗▗</del>▗▘▘▘<mark>▗▔▗▘▐▀▗▊▘▄▊▙▄▊▙▄▐▐▄▗▊▘▄▊▄▄▊▘▄▄</mark>▊▄▄▛▘▄▟▝▗▙▜ڰ▆▗▙▙▆▗▞▜▗▝▟▘▆▝▞▆▟▞▟▄▆▟▛<u>▟</u>▛▀▆▛▊▙▘Ŷ?Ŗ

## 20160324000095010 03/24/2016 02:24:37 PM DEEDS 3/4

## Exhibit A, Legal Description

Commence at the SW corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 00 deg. 00 min. 00 sec. East, a distance of 210.00 feet; thence South 89 deg. 23 min, 00 sec. East a distance of 55.80 feet; thence North 00 deg. 13 min. 17 sec, West a distance of416.58 feet; thence North 00 deg. 14 min. 43 sec. West a distance of 199.85 feet to the point of beginning; thence continue along the last described course a distance of 199.84 feet; thence South 89 deg. 25 min. 58 sec. East a distance of 417.80 feet; thence South 00 deg. 02 min. 45 sec. West a distance of 200.22 feet; thence North 89 deg. 22 min. 46 sec., West a distance of 416.78 feet to the point of beginning. Being situated in Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name	ERIC MICHAEL DERN	Grantee's NameCORNERSTONE BUILDING, LLC
	324 LAKE CHELSEA CT	Mailing Address 2232 CAHABA VALLEY DRIVE
Mailing Address	CHELSEA, AL 35043	BIRMINGHAM, AL 35242
Property Address	10278 HIGHWAY 55	Date of Sale March 23, 2016
	WESTOVER, AL 35147	Total Purchase Price \$25,176.56
		or Actual Value \$
		Or
		Assessor's Market Value\$
	e or actual value claimed on this fo of documentary evidence is not rec	rm can be verified in the following documentary evidence: (check quired)
Bill of Sale		Appraisal
Sales Contra X Closing State		Other
<del></del>		
If the conveyance of this form is not	·	n contains all of the required information referenced above, the filing
		Instructions
Grantor's name a current mailing ac	<del>-</del>	me of the person or persons conveying interest to property and their
Grantee's name a conveyed.	and mailing address - provide the na	ame of the person or persons to whom interest to property is being
	<ul> <li>the physical address of the prope perty was conveyed.</li> </ul>	rty being conveyed, if available. Date of Sale - the date on which
Total purchase protection the instrument of		urchase of the property, both real and personal, being conveyed by
Actual value - if the instrument offere current market value	d for record. This may be evidenced	e value of the property, both real and personal, being conveyed by the by an appraisal conducted by a licensed appraiser or the assessor's
valuation, of the	property as determined by the local	ined, the current estimate of fair market value, excluding current use official charged with the responsibility of valuing property for property enalized pursuant to Code of Alabama 1975 § 40-22-1(h).
further understan	st of my knowledge and belief that to the statements claimed a 1975 § 40-22-1 (h).	the information contained in this document is true and accurate. It is on this form may result in the imposition of the penalty indicated in
Date March 23	, 2016	Print Malcolm S. McLeod
Unatteste	d Secolar J	Sign
	(verified by)	(Grantor/Grantee/Owner/Agent) circle one
	Official Public Records Judge James W. Fuhrmeister, Probate Ju County Clerk Shelby County, AL 03/24/2016 02:24:37 PM	arch 8th, 2018

**\$24.00 JESSICA** 

20160324000095010