

20160630000228750

06/30/2016 02:52:57 PM

This instrument was prepared by:

The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

DEEDS 1/2

Send Tax Notice To:

Clerk E. Allen
2003 Discovery Dr.
Montevallo, AL 35115

CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO
SURVIVOR

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

)

That in consideration of \$177,500.00, the amount of which can be verified in the Sales contract between the parties hereto, to the undersigned grantor, Cornerstone Building, LLC, a Limited Liability Company, whose mailing address is 2232 Cahaba Valley Dr. B'ham. AL 35212 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Clarke E. Allen and Tracy M. Allen, whose mailing address is 2003 Discovery Drive Montevallo, AL 35115 (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is 2003 Discovery Drive, Montevallo, AL 35115; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Note: \$174,284.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF the said GRANTOR, by its Sole Member, Donald M. Acton, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of June, 2016.

Cornerstone Building, LLC

BY: Donald M. Acton

Donald M. Acton
Sole Member

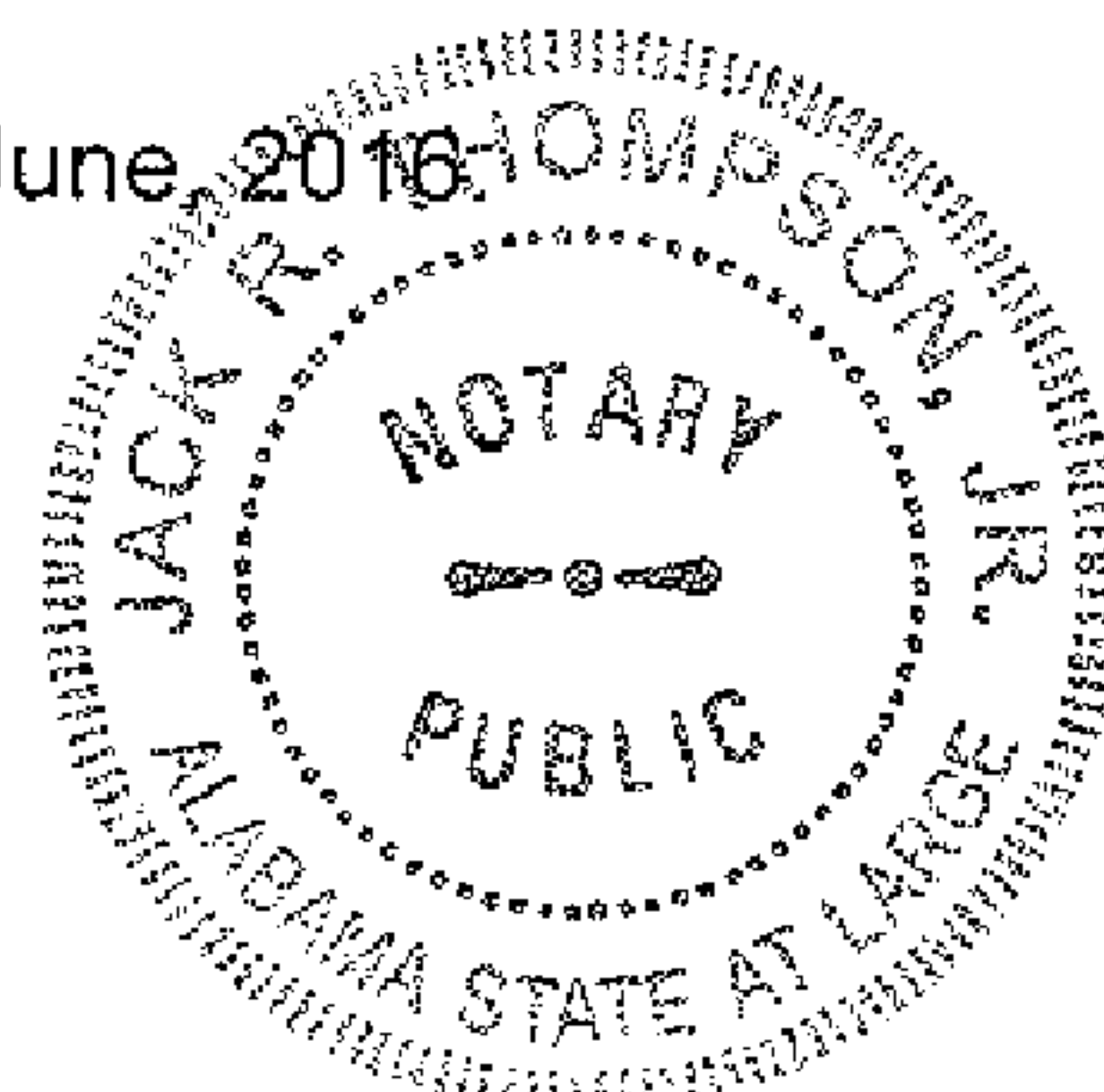
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Donald M. Acton, whose name as the Sole Member of Cornerstone Building, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my official hand and seal this the 28th day of June, 2016.

Jack R. Thompson, Jr.

10/31/2016



S16-1524CDF

EXHIBIT "A"
Legal Description

Lot 141, 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.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/30/2016 02:52:57 PM
\$20.50 DEBBIE
20160630000228750

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name of the Probate Judge.