

20160812000288090

08/12/2016 10:42:40 AM

This instrument was prepared by:

DEEDS 1/2

Send Tax Notice To:

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

Eric M. Dern  
10180 Highway 55  
Sterrett, AL 35147

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of \$221,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Cornerstone Building, LLC, an Alabama Limited Liability Company, by Donald M. Acton, its Managing Member, whose mailing address is 2277 Oak Valley Dr, Birmingham, AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Eric M. Dern, whose mailing address is 10180 Highway 55, Sterrett, AL 35147 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 10180 Highway 55, Sterrett, AL 35147; 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, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$209,950.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 10th day of August, 2016.

Cornerstone Building, LLC

BY: 

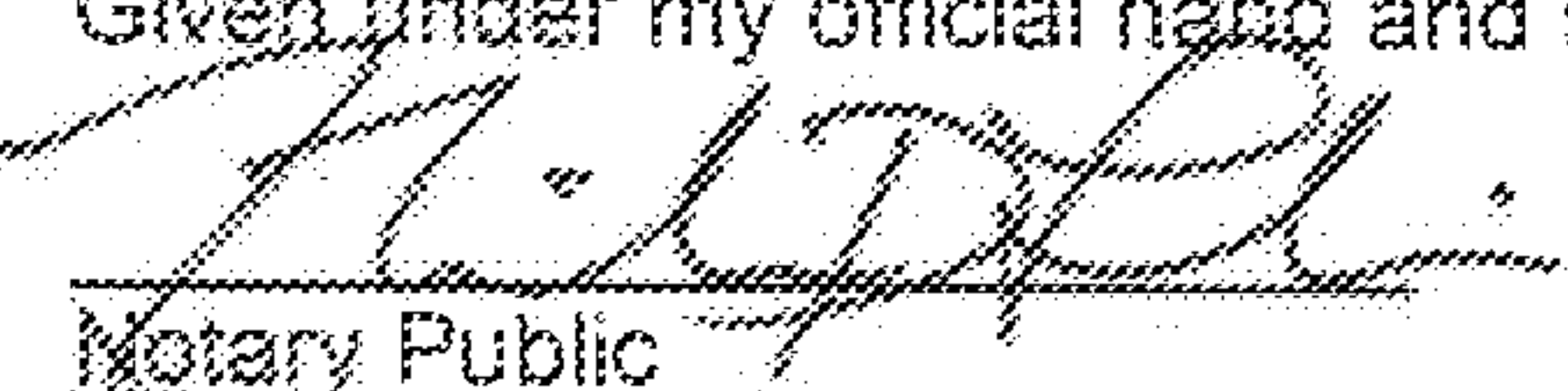
Donald M. Acton

Its: Managing Member

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Donald M. Acton, whose name as the Managing 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 10th day of August, 2016.

  
Notary Public

Commission Expires: 12-29-2019

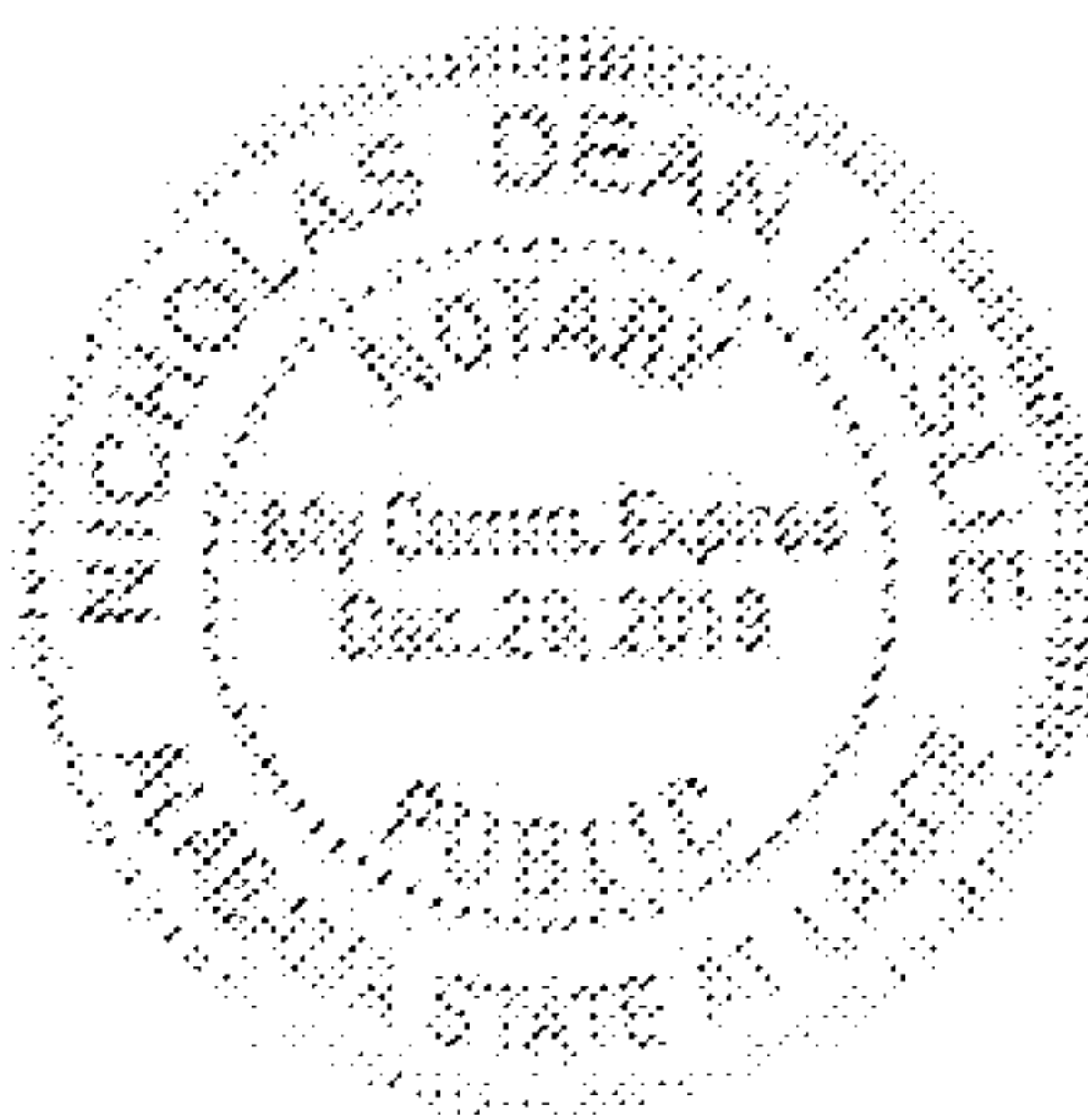


EXHIBIT "A"  
Legal Description

Commence at the SW corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 210.00 feet; thence S89°23'00"E, a distance of 55.80 feet; thence N00°13'17"W, a distance of 416.58 feet; thence N00°14'43"W, 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 S89°25'58"E, a distance of 417.80 feet; thence S00°02'45"W, a distance of 200.22 feet; thence N89°22'46"W, a distance of 416.78 feet to the Point of Beginning.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/12/2016 10:42:40 AM  
\$29.50 DEBBIE  
20160812000288090

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the typed name and title.