

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

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

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Fifteen Thousand and 00/100 (\$15,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Synovus Bank**, a Georgia banking corporation(hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Cornerstone Building, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 37, according to the Survey of Chelsea Ridge Estates 1st Estates, as recorded in Map Book 35, Page 150, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016. Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized officer hereunto set its duly hand and seal this the **23rd** day of **August, 2016**.

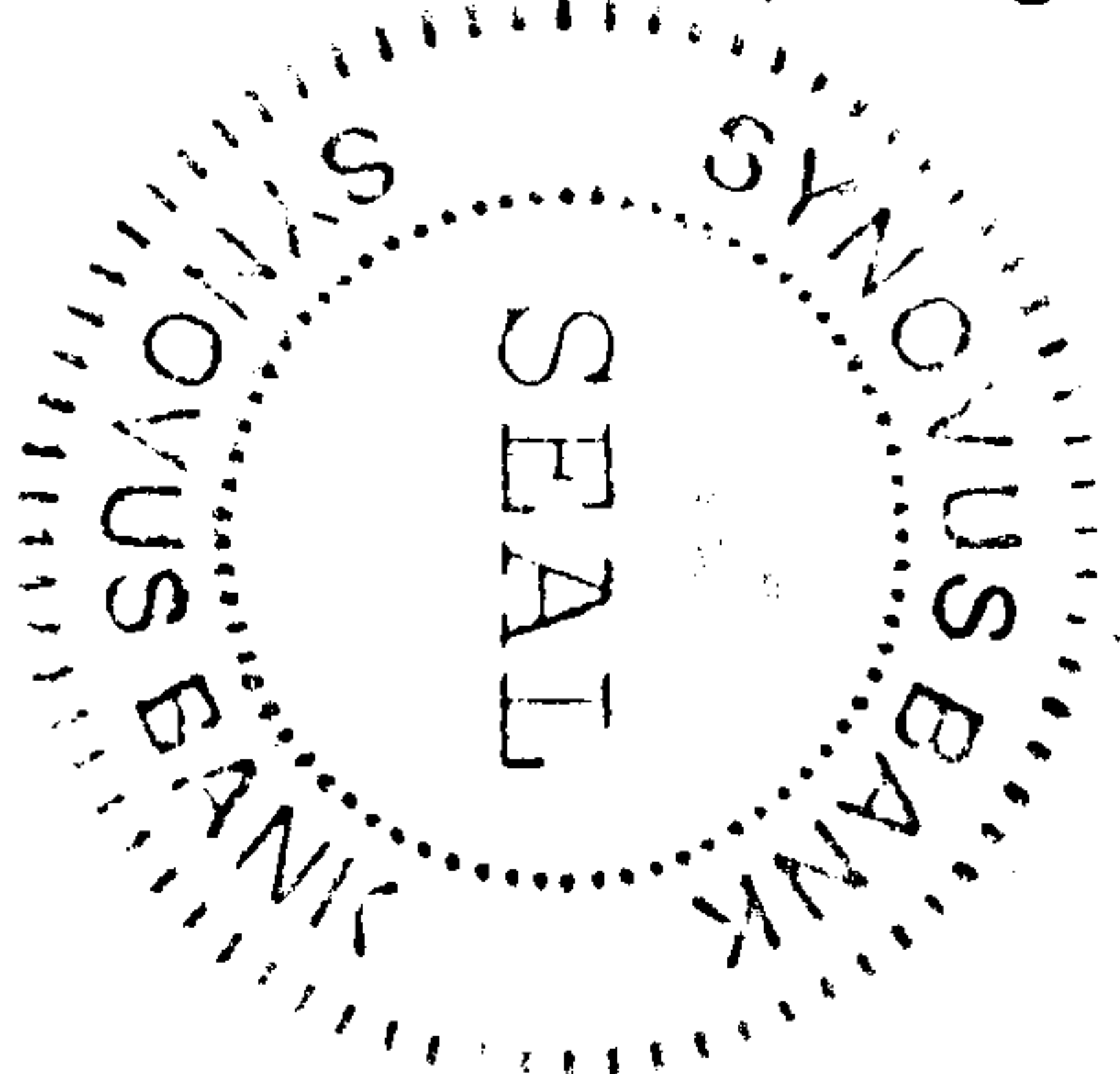
Synovus Bank



Teresa M. Oates, Managed Assets Officer



20160902000320470 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/02/2016 01:25:06 PM FILED/CERT

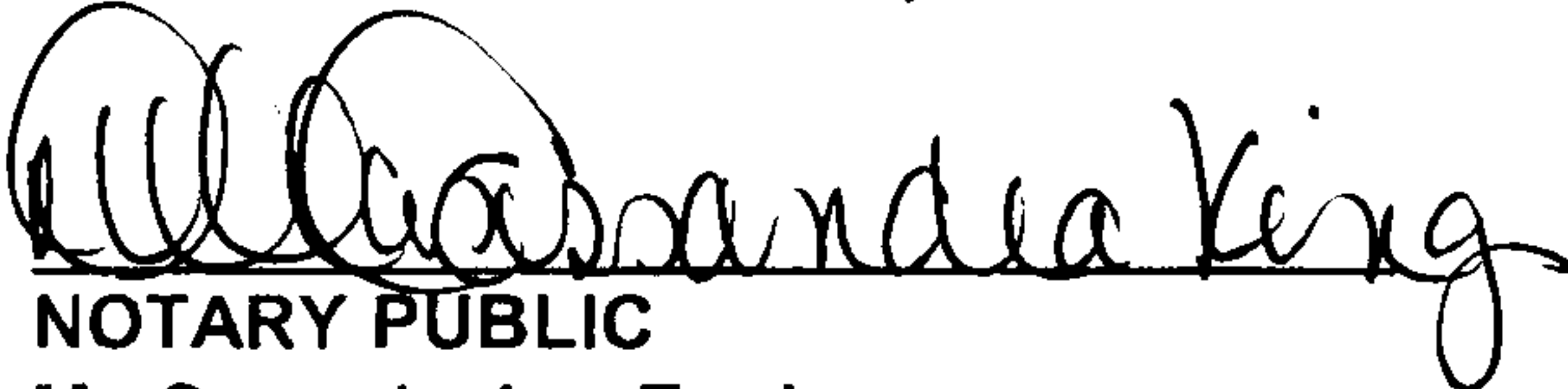


STATE OF ALABAMA)

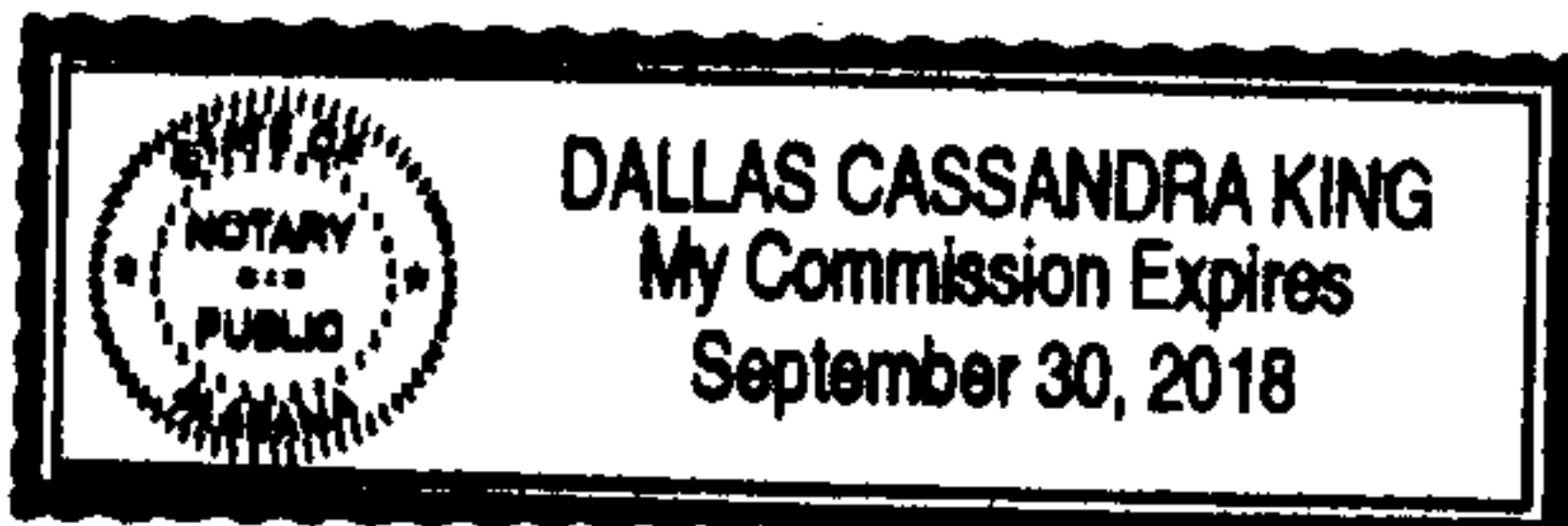
COUNTY OF)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Teresa M. Oates, whose name as Managed Assets Officer of Synovus Bank, a Georgia banking corporation, 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 the Instrument, she as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

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


NOTARY PUBLIC

My Commission Expires:




20160902000320470 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/02/2016 01:25:06 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Synovus Bank
Mailing Address 4121 Carmichael Road, 2nd Floor
 Montgomery, AL 36106

Grantee's Name Cornerstone Building, LLC
Mailing Address 2232 Cahaba Valley Drive
 Birmingham, AL 35242

Property Address 2120 Chelsea Ridge Drive
 Columbiana, AL 35051

Date of Sale August 24, 2016

Total Purchase Price \$15,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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 | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other – Tax assessor's market value |
| ☒ Closing Statement | ☐ Deed |

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 08/24/16

Synovus Bank
Print by: Teresa M. Oates, Managed Assets Officer

Unattested Sign _____
(verified by)

Teresa M. Oates
(Grantor/Grantee/Owner/Agent) circle one

