

THIS INSTRUMENT WAS PREPARED BY:
Michael W. Lindsey, Esq.
244 Inverness Center Dr, Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:
Cornerstone Building, LLC
2232 Cahaba Valley Dr.
Birmingham, AL 35242

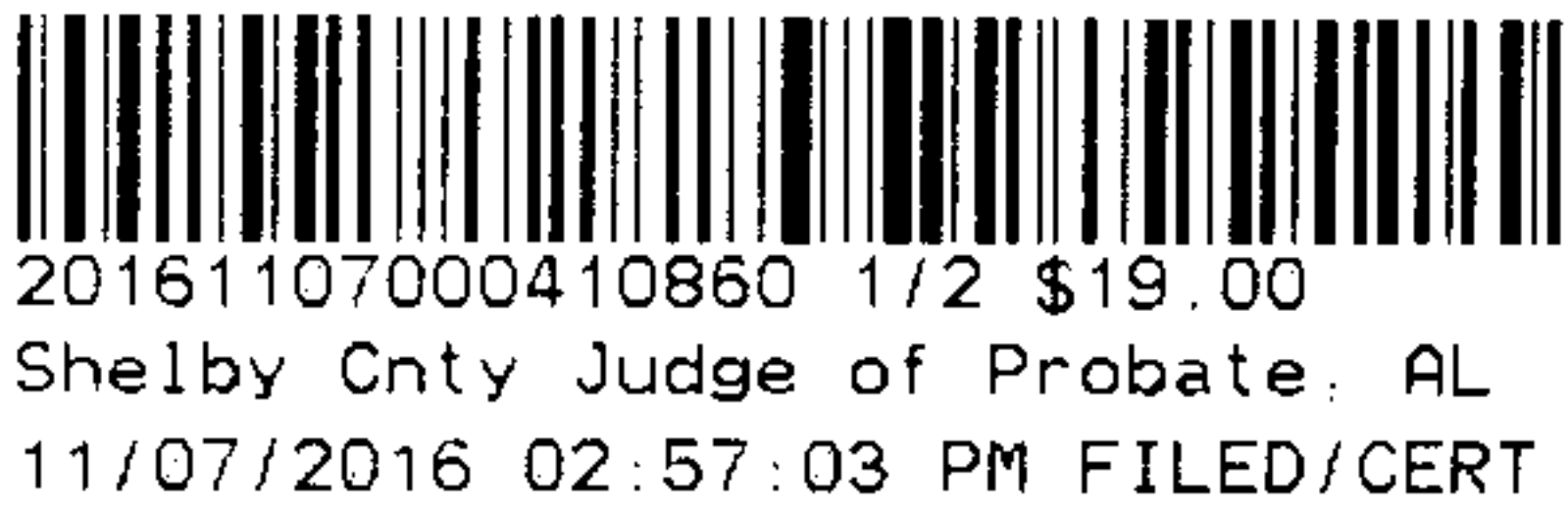
GRANTOR
Hidden Ridge Estates, LLC
2232 Cahaba Valley Dr.
Birmingham, AL 35242

GRANTEE
Cornerstone Building, LLC
2232 Cahaba Valley Dr.
Birmingham, AL 35242

Property Address: 1034 Shadow Oaks Dr, Wilsonville, Al 35186
Purchase Price: \$35,000.00
Sale Date: _____, 2016

*** A Mortgage in the amount of \$257,600.00 is being recorded simultaneously herewith***

WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

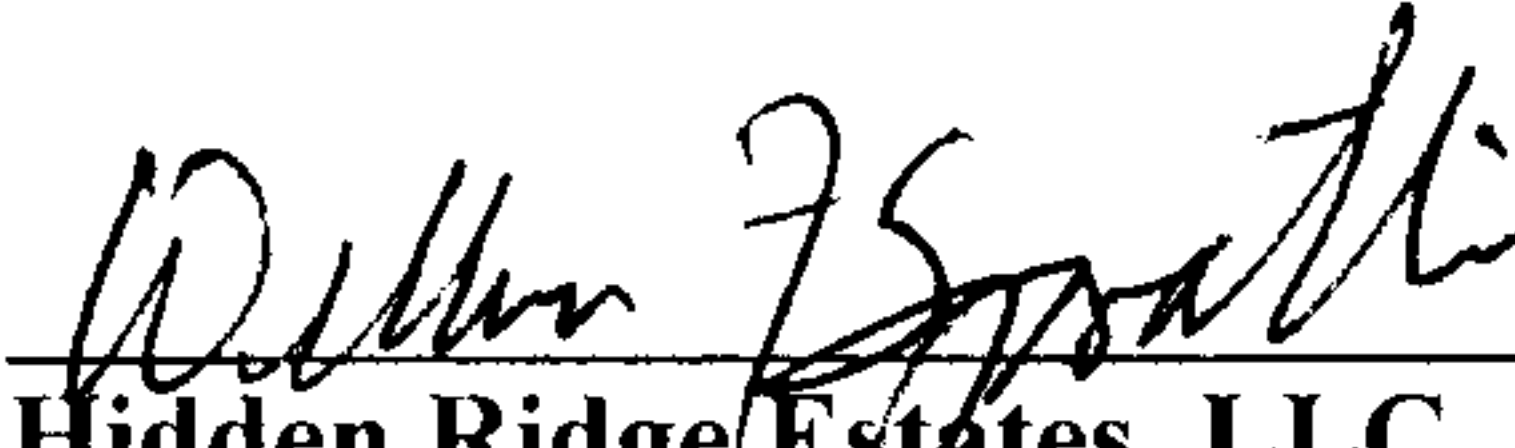
KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Thirty-Five Thousand and 00/100 Dollars (\$35,000.00) and other good and valuable consideration paid by the Grantee herein, the receipt of which is hereby acknowledged, **Hidden Ridge Estates, LLC**, an Alabama limited liability company, (herein referred to as “Grantor”) does grant, bargain, sell, and convey unto **Cornerstone Building, LLC** (herein referred to as “Grantee”), all of its right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 206, according to the Survey of Shadow Oak Estates 2nd Sector, as recorded in Map Book 33, Page 149 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns forever.

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

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, this ____ day of _____, 2016.

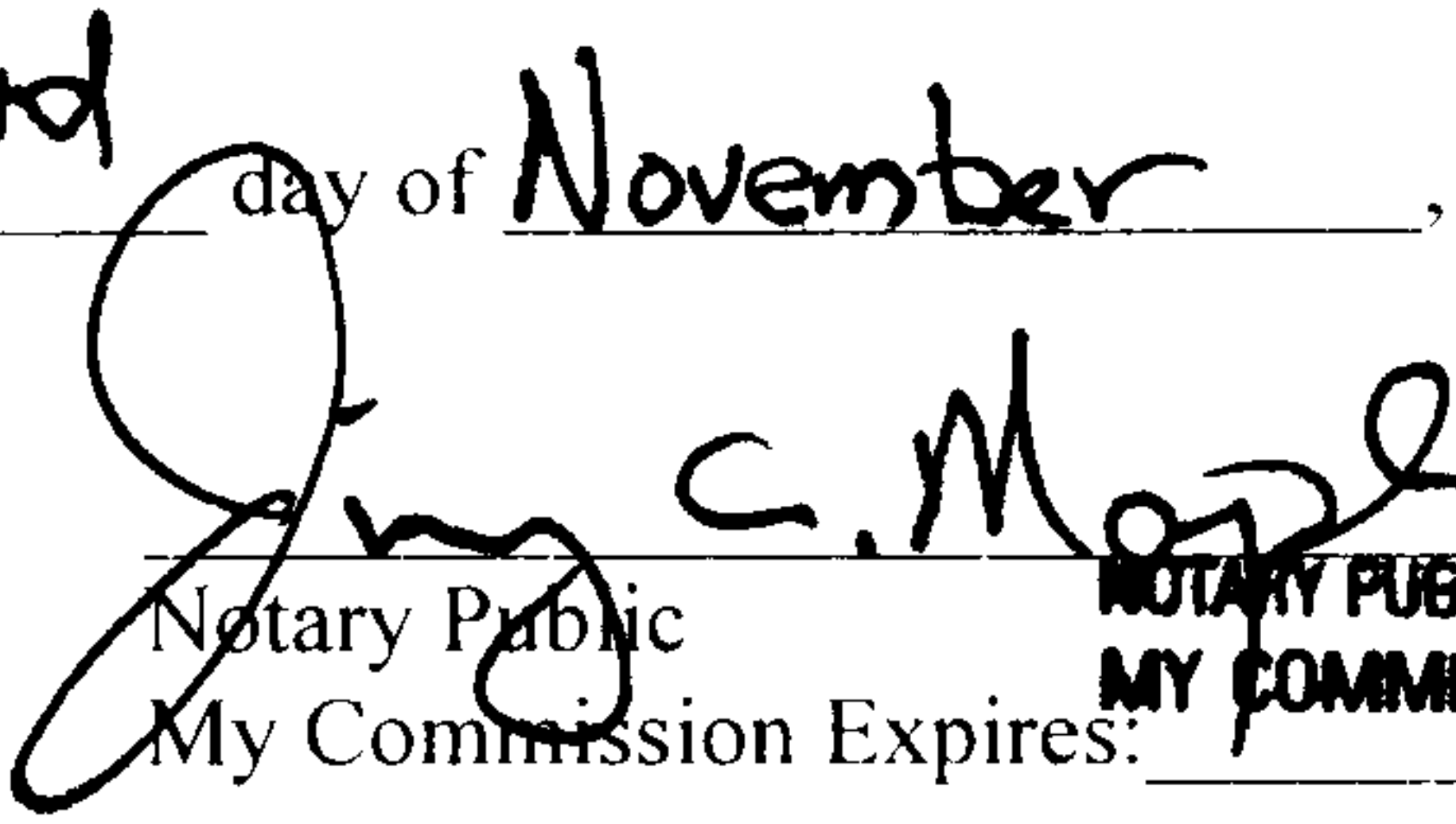


Hidden Ridge Estates, LLC
By: William F. Spratlin
Its: Managing Member *WFS*

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **William F. Spratlin**, whose name is signed to the foregoing instrument as the Managing Member of Hidden Ridge Estates, LLC, 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, and with full authority to act on behalf of said company.

Given under my hand and official seal this 3rd day of November, 2016.



Notary Public
My Commission Expires: _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 18, 2017

Real Estate Sales Validation Form

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

Grantor's Name Hidden Ridge Estates LLC
Mailing Address 2232 Cahaba Valley Dr
Birmingham, AL 35242

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

Property Address 1034 Shadow Oaks Dr.
Wilsonville AL 35184

Date of Sale _____
Total Purchase Price \$ 135000.00


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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


20161107000410860 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
11/07/2016 02:57:03 PM FILED/CERT

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 _____

Print _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1