

THIS INSTRUMENT WAS PREPARED BY:

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Birmingham, AL 35238



20161227000468410 1/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
12/27/2016 09:05:57 AM FILED/CERT

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN and 00/100 Dollars (\$10.00) and other good and valuable consideration, TO CLEAR TITLE, in hand paid by to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, USAMERIBANK, an Alabama Banking Corporation, a Division of USAmeriBank, by merger and acquisition (hereby referred to as "GRANTOR") hereby remises, releases, quit claims, grants, sells, and conveys unto DONNIE G. NORRIS (hereby referred to as "GRANTEE"), its successors and assigns, all its rights, title, interests and claims [except for GRANTOR'S claims against NaturChem, Inc. for unpaid rent which are presently pending in the Circuit Court of Shelby County, Alabama, Case Number CV-2015-900507. GRANTOR retains all of its interest and claims against NaturChem, Inc. for unpaid rent.] in or to the following described real estate, situated in Shelby County, Alabama, to wit:


SEE ATTACHED EXHIBIT "A."

The parcels described in Exhibit "A" being the same property conveyed by Sheriff's Deed(s) to Aliant Bank, a Division of USAmeriBank, said Sheriff's Deed(s) being recorded in Instrument Number 20130211000059410 as recorded in the Probate Office of Shelby county, Alabama. This Quit Claim deed is given by the GRANTOR to convey to the GRANTEE all of the rights, title, interests, and claims acquired through the aforementioned Sheriff's Deeds in order to Clear Title to the property described in Exhibit "A", except for GRANTOR'S claims against NaturChem, Inc. for unpaid rent which are presently pending in the Circuit Court of Shelby County, Alabama, Case

Number CV-2015-900507. GRANTOR retains all of its interest and claims against NaturChem, Inc.  
for unpaid rent.

TO HAVE AND TO HOLD the above granted premises unto the said GRANTEE, his  
successors and assigns forever.


IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on this the  
15<sup>TH</sup> day of DECEMBER, 2016.

  
\_\_\_\_\_  
Witness

USAmeriBank,  
A banking corporation,  
formerly known as ~~Ahant Bank~~, an Alabama  
banking corporation, a Division of USAmeriBank,  
by merger and acquisition

BY:   
\_\_\_\_\_

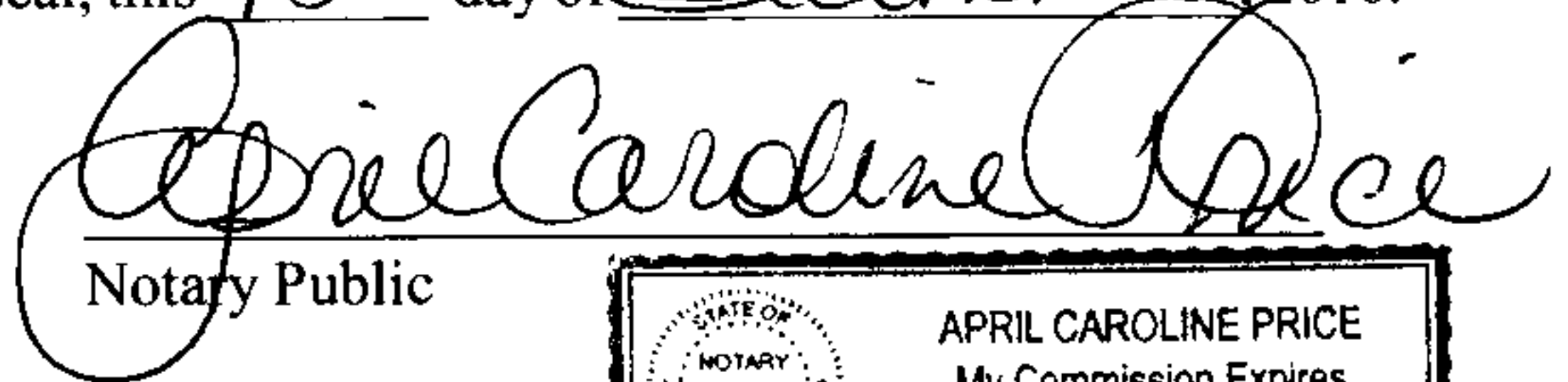
ITS: SELDON VICE PRESIDENT

  
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STATE OF ALABAMA           )  
  )  
SHELBY COUNTY                )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Mike Carter, as Senior Vice President of USAmeriBank, a Florida banking corporation, formerly known as Aliant Bank, an Alabama banking corporation, a Division of USAmeriBank, by merger and acquisition, 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 this conveyance, he as such officer, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal, this 15<sup>th</sup> day of December, 2016.

  
Notary Public

My commission expires




  
20161227000468410 3/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
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EXHIBIT "A"

All NW 1/4 of NW 1/4 of Section 36, Township 21 South, Range 2 West, lying North of State Highway #70; and the West 889.52 feet of the NE 1/4 of NW 1/4 of Section 36, Township 21 South, Range 2 West, lying North of State Highway #70.  
Situating in Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to the State of Alabama as recorded in Real Book 147, page 64, in Probate Office.

LESS AND EXCEPT that parcel previously conveyed to Highway 70 Properties, LLC, an Alabama limited liability company, as recorded in Instrument #20100510000146770, in Probate Office, being more particularly described as follows:

PARCEL 1:


Commence at the Northwest corner of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 90 degrees 00 minutes 00 seconds East along said North line of said section a distance of 997.90 feet to a point; thence run South 28 degrees 08 minutes 40 seconds East a distance of 514.30 feet to a set rebar corner and the point of beginning of the property being described; thence continue South 61 degrees 51 minutes 20 seconds West, a distance of 90.00 feet; thence South 28 degrees 10 minutes 05 seconds East, a distance of 332.92 feet; thence North 65 degrees 01 minute 27 seconds East, a distance of 325.36 feet; thence North 28 degrees 08 minutes 40 seconds West, a distance of 350.90 feet; thence South 61 degrees 51 minutes 20 seconds West a distance of 235.00 feet to the POINT OF BEGINNING.

There is a 30.0 foot wide easement along the East side of the subject property, the centerline of which is described as follows:

Commence at the Northwest corner of Section 36, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 90 degrees 00 minutes 00 seconds East along said North line of said section a distance of 1,306.99 feet to a point in the centerline of a thirty foot wide easement and the point of beginning of the easement being described; thence run South 33 degrees 25 minutes 50 seconds East a distance of 377.08 feet to a point; thence run South 20 degrees 08 minutes 40 seconds East a distance of 209.77 feet to a point; thence run South 24 degrees 22 minutes 02 seconds East a distance of 139.08 feet to the intersection of the centerline of said easement with the northerly right of way line of Shelby County Highway No. 70 and the end of required easement.

According to the survey of Joseph E. Conn, Jr. Alabama Licensed PLS #9049, dated January 10, 2004.

SOURCE OF TITLE: Instrument #1999-33201, being a warranty deed from Malcolm Norris, a married man, to Donnie G. Norris, dated August 6, 1999.

  
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# Real Estate Sales Validation Form

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

Grantor's Name	USAmeriBank	Grantee's Name	Cornerstone Investments, LLC
Mailing Address	1100 Corporate Parkway Birmingham, AL 35242	Mailing Address	3235 Hwy 119 Montevallo, AL 35115
Property Address	Metes & Bounds	Date of Sale	December 15, 2016
		Total Purchase Price	\$ _____
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	\$ _____

## TO CLEAR TITLE

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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value                               |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other - TO CLEAR TITLE from Sheriff's Deed in Instrument |
| <input type="checkbox"/> Closing Statement | No. 20130211000059410  |

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 Clayton T. Sweeney

\_\_\_\_\_  
Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



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