

THIS INSTRUMENT PREPARED BY:

Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:

Cornerstone Investments, LLC
3235 Highway 119
Montevallo, AL 35115

QUIT CLAIM DEED

**STATE OF ALABAMA}
COUNTY OF SHELBY}**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten dollars and other good and valuable consideration, TO CLEAR TITLE, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **USAmeribank, a Florida Banking corporation, formerly known as Aliant Bank, 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 **Cornerstone Investments, LLC, an Alabama limited liability company** (hereby referred to as "GRANTEE") its successors and assigns, all its rights, title, interests and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

The parcels described in Exhibit "A" being the same property conveyed by Sheriff's Deed(s) to Aliant Bank, a Div. of USAmeribank, said Sheriff's Deed(s) being recorded in Instrument No. 20131009000404780 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".

PARCEL ID#22-7-36-0-000-003.003

TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

IN Witness Whereof, the undersigned Grantor through its duly authorized officer has executed this quit claim deed on this 15th day of December, 2016.

Witness

USAmeribank,
A Florida banking corporation,
formerly known as Aliant Bank, an Alabama
banking corporation, a Division of USAmeribank,
by merger and acquisition

By

Mike Carter

Its: Senior Vice President



20170104000002550 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
01/04/2017 10:28:20 AM FILED/CERT

S-16-23342 auction property #2

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mike Carter, whose name 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 the conveyance, he as such officer, executed the same voluntarily for and as the act of said banking corporation.

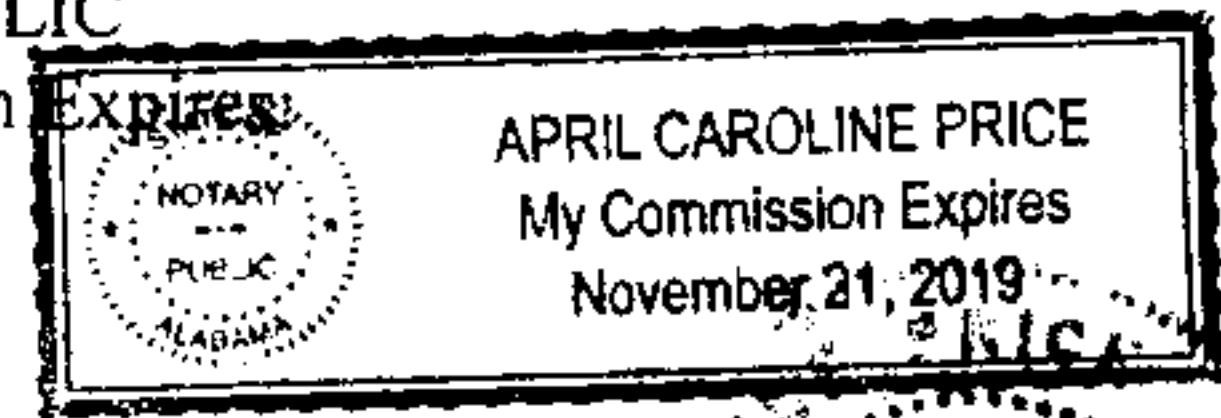
Given under my hand and official seal this 15th day of December, 2016.

April Caroline Price

NOTARY PUBLIC

My Commission Expires

(Affix Seal)



20170104000002550 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
01/04/2017 10:28:20 AM FILED/CERT

Exhibit "A"

AUCTION PROPERTY #2:

PARCEL I:

A parcel of land situated in Section 36, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

The North 1/2 of the Southeast Quarter of said Section 36;

The Southwest Quarter of the Northeast Quarter of said Section 36; and

The East 1/2 of the Southeast Quarter of the Northwest Quarter, less and except the West 400 feet thereof.

PARCEL II:

All that portion of the Northwest Quarter of the Northwest Quarter lying Southeast of the right of way line of Alabama Highway No. 70, in Section 36, Township 21 South, Range 2 West, Shelby County, Alabama.

Also, a parcel of land more particularly described as follows:

Begin at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 36, Township 21 South, Range 2 West; thence run North along the West line of Gulf States Paper Company Property on the East for a distance of 352.50 feet to a 2 1/2-inch capped iron pipe; thence turn an angle to the left of 75 degrees 57 minutes 24 seconds and run in a Northwesterly direction along the Gordon-Luck property line on the North for a distance of 1,196.64 feet to a 12-inch white oak tree (1972) as an agreed on property corner; thence turn an angle to the left of 37 degrees 07 minutes 55 seconds and run in a Southwesterly direction along the Luck and Gordon property line on the North for a distance of 188.54 feet to a 5/8-inch iron pin found on the West line of the Northwest Quarter of the Northeast Quarter of said Section 36; thence continue in a Southwesterly direction along the line with Luck and Gordon property line on the North for a distance of 113.01 feet to a 1-inch by 2-inch iron rail; thence turn an angle to the right of 52 degrees 36 minutes 26 seconds and run in a Northwesterly direction along the Luck and Gordon property line for a distance of 412.06 feet to a 3/4-inch iron pin; thence turn an angle to the right of 62 degrees 06 minutes 54 seconds and run in a Northerly direction along the Luck and Gordon property line for a distance of 194.39 feet to a 5/8-inch iron pin on the South right of way line of State Highway No. 70; thence run in a Southwesterly direction along the South line of said State Highway No. 70 for a distance of 950.83 feet to a point on the West line of the Northeast Quarter of the Northwest Quarter of said Section 36; thence run South along the West line of said Quarter-Quarter Section for a distance of 489.36 feet to a 2 1/2-inch capped iron at the Southwest corner of said Quarter-Quarter Section; thence turn an angle to the left of 88 degrees 41 minutes 00 seconds and run East along the South line of said Quarter-Quarter Section and also along the South line of the Northwest Quarter of the Northeast Quarter of said Section 36 for a distance of 2,670.24 feet to a 2 1/2-inch capped iron pipe at the point of beginning.

LESS AND EXCEPT the South 60 feet of the West 1/2 of the Northeast Quarter of the Northwest Quarter of said Section 36; and the South 60 feet of the West 400 feet of the East 1/2 of the Northeast Quarter of the Northwest Quarter of said Section 36.

SOURCE OF TITLE TO AUCTION PROPERTY #2: Instrument #20050304000101820, being a warranty deed from Charles E. McCombs, a married man, to Cornerstone Investment, LLC, dated March 1, 2005



20170104000002550 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
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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

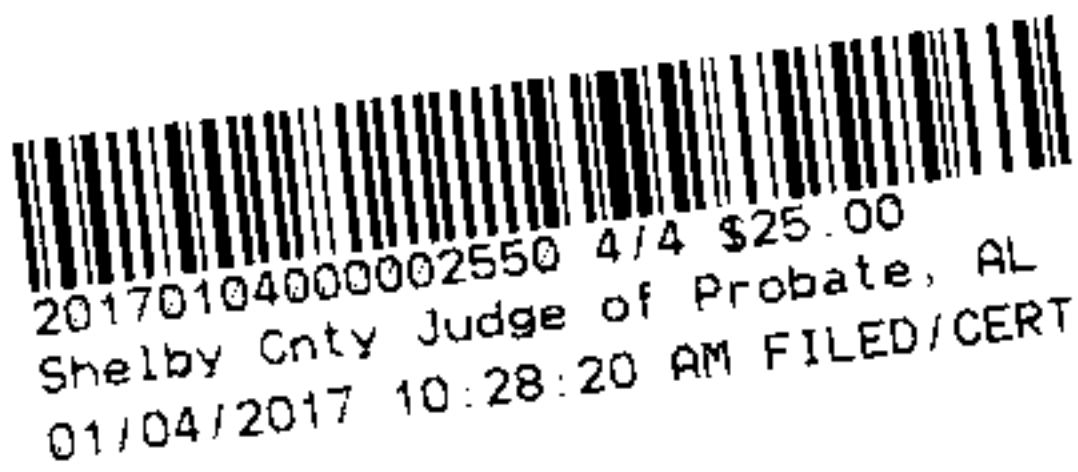
Total Purchase Price \$

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)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

- ☒ Appraisal/ Assessor's Appraised Value
☒ Other - TO CLEAR TITLE from Sheriff's Deed in Instrument
NO. 20131009000404780

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

CLAYTON T. SWEENEY, ATTORNEY AT LAW