

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



20170113000018990 1/3 \$66.00  
Shelby Cnty Judge of Probate, AL  
01/13/2017 02:53:25 PM FILED/CERT

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Forty-Five Thousand and 00/100 (\$45,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **4G Land Holdings, LLC, an Alabama limited liability company** (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:

**Lots 60, 61 and 62, according to the Survey of Kinsale Gardens 3rd Sector, as recorded in Map Book 41, Page 90, in the Probate Office of Shelby County, Alabama.**

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record, including Declaration of Covenants, Conditions and Restrictions as recorded in Instrument No. 20041008000557170 together with the Articles of Incorporation of Kinsale Homeowner's Association, Inc. recorded in Instrument No. 20100729000242060, in the Probate Office of Shelby County, Alabama.

This deed is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

Shelby County, AL 01/13/2017  
State of Alabama  
Deed Tax: \$45.00

CLAYTON T. SWEENEY, ATTORNEY

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized Managing Member hereunto set its hand and seal this the 11th day of January, 2017.

4G Land Holdings, LLC  
an Alabama limited liability company  
by its Member 4G Enterprises, LLC  
a Delaware limited liability company

By: \_\_\_\_\_

Bryan A. Cobb, Managing Member



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STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Bryan A. Cobb, whose name as Managing Member of 4G Enterprises, LLC, a Delaware limited liability company, in its capacity as Member of 4G Land Holdings, 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 the Instrument, he as such Managing Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 06-02-2019



# Real Estate Sales Validation Form

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

Grantor's Name 4G LAND HOLDINGS, LLC  
Mailing Address 5406 Hwy. 280, Ste. C101  
Birmingham, AL 35242

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

Property Address 2042, 2046 & 2050 Kerry Circle  
Calera, AL 35040

Date of Sale January 12, 2017

Total Purchase Price \$ 45,000.00

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  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other  
☐ Deed

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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 \_\_\_\_\_

Unattested

(verified by)

4G LAND HOLDINGS, LLC by its Member,  
4G Enterprises, LLC,  
Print by: Bryan A. Cobb, Managing Member

Sign

(Grantor/Grantee/Owner/Agent) circle one