

Send tax notice to: Joseph L. and Sally L. Davenport, 1034 Shadow Oaks Dr., Wilsonville, AL 35186

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160
Birmingham, AL 35243

GENERAL WARRANTY DEED

20170410000119320
04/10/2017 07:55:58 AM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, this deed made this 31 day of March, 2017 by and between **Cornerstone Building, LLC**, an Alabama limited liability corporation, whose mailing address is:

2232 Cahaba Valley Drive, Birmingham, AL 35242

(herein referred to as Grantor) and **Joseph. L Davenport and his wife Sally L. Davenport** whose mailing address is: **1034 Shadow Oaks Dr., Wilsonville, AL 35186** (herein referred to as Grantee):

WITNESSETH THAT:

The Grantor does hereby for and in consideration of **Three hundred nineteen thousand and no/100 (\$319,000.00) dollars, the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, does by these presents, grants, bargain, sell and convey unto the Grantee, the following described real estate, situated in **Shelby County, Alabama, the address of which is: 1034 Shadow Oaks Dr., Wilsonville, AL 35186** 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.

Subject to: All easements, restrictions and rights of way of record.

\$255,200.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, his, her or their heirs and assigns or it successors, forever.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it, will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its Member Donald M. Acton, as Member of Cornerstone Building, LLC, who is authorized to execute this conveyance hereto set its signature and seal this the 31 day of March, 2017.

CORNERSTONE BUILDING, LLC

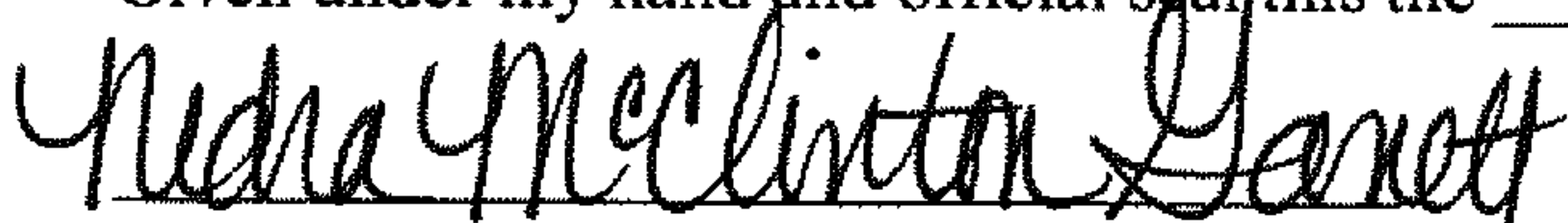
 (Seal)

BY: DONALD M. ACTON, MEMBER

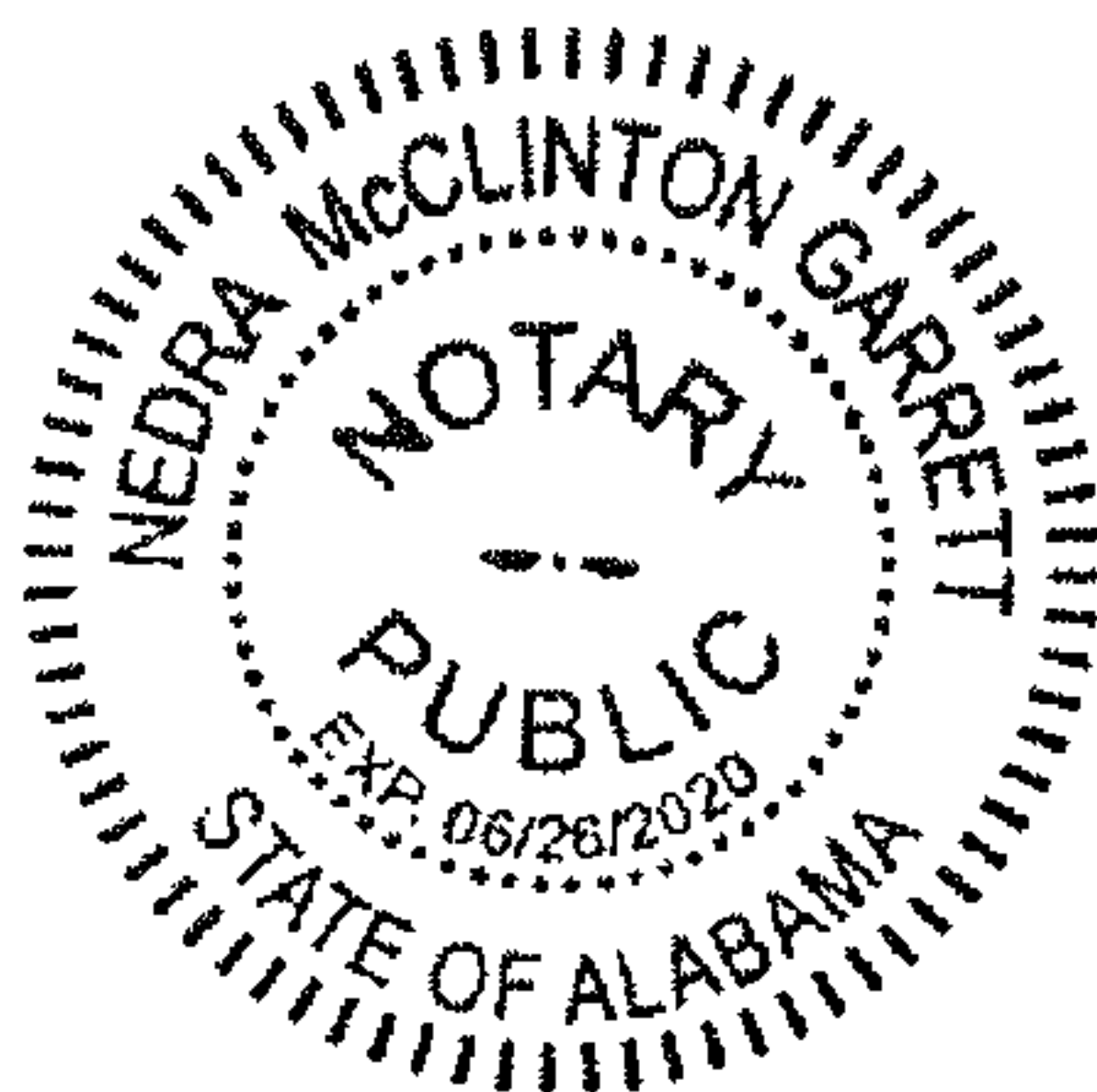
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don Acton whose name as Member of Cornerstone Building, LLC, an Alabama Limited Liability corporation and whose name 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 said instrument that he as such Member and with full authority executed the same voluntarily and as act of said Limited Liability Corporation.

Given under my hand and official seal this the 31 day of March, 2017.


NOTARY PUBLIC

My commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/10/2017 07:55:58 AM
\$82.00 CHERRY
20170410000119320

