

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Charles Dan Saggus and Ashley S. Saggus  
2114 Chelsea Ridge Drive  
Columbiana, AL 35051-3836

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
**STATUTORY JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Fourteen Thousand Nine Hundred and 00/100 (\$314,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Cornerstone Building, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Charles Dan Saggus and Ashley S. Saggus**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 38, according to the Survey of Chelsea Ridge Estates, 1st Sector, recorded in Map Book 35, Page 150, in the Office of the Judge of Probate 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.

This instrument 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.

\$299,155.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set his hand and seal this the **23rd** day of **May, 2017**.


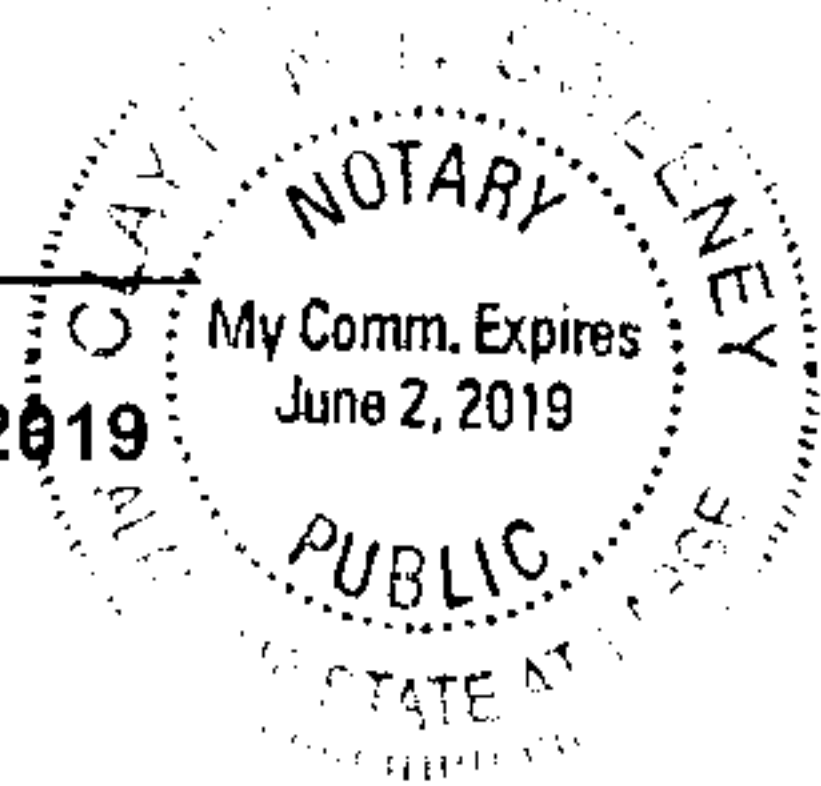
**Cornerstone Building, LLC**  
  
**Donald M. Acton, Sole Member**

Shelby County, AL 06/09/2017  
State of Alabama  
Deed Tax: \$16.00

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald M. Acton, whose name as Sole Member of Cornerstone Building, 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 Sole 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 **23rd** day of **May, 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   | Cornerstone Building, LLC                             | Grantee's Name          | Charles Dan Saggus and<br>Ashley S. Saggus            |
| Mailing Address  | 2232 Cahaba Valley Drive<br>Birmingham, AL 35242      | Mailing Address         | 2114 Chelsea Ridge Drive<br>Columbiana, AL 35051-3836 |
| Property Address | 2114 Chelsea Ridge Drive<br>Columbiana, AL 35051-3836 | Date of Sale            | May 23, 2017  |
|                  |   | Total Purchase Price    | \$ 314,900.00   |
|                  |   | 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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal                           |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – Tax assessor's market value |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed                                |

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 \_\_\_\_\_

Cornerstone Building, LLC  
Print by: Donald M. Acton, Sole Member



Unattested Sign \_\_\_\_\_  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20170609000202390 2/2 \$34.00  
Shelby Cnty Judge of Probate, AL  
06/09/2017 07:33:34 AM FILED/CERT