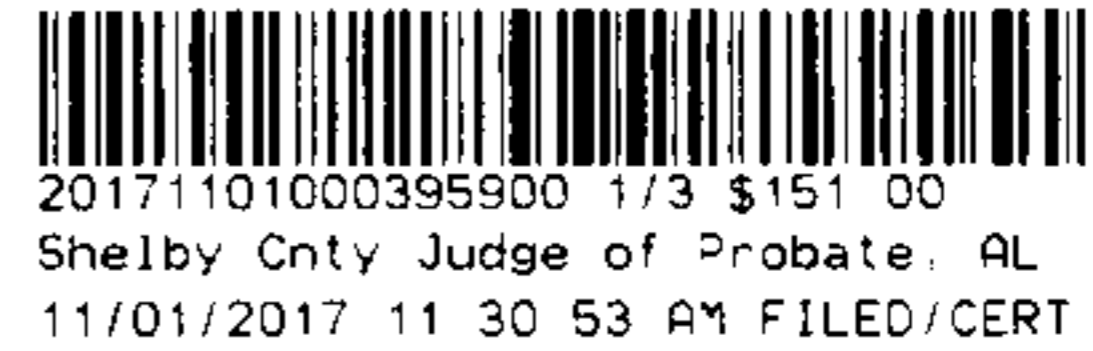


SEND TAX NOTICE TO:  
**Cornerstone Property Group, LLC**  
2598 Bridlewood Dr  
Helena, AL 35080

This instrument was prepared by  
Frank Steele Jones  
Frank Jones & Associates, LLC  
500 Southland Drive  
Suite 230  
Birmingham, Alabama 35226



### WARRANTY DEED

State of Alabama            )  
  )        **KNOW ALL MEN BY THESE PRESENTS:**  
Shelby County    )

That in consideration of **One Hundred and Thirty Thousand Dollars and No Cents (\$130,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Candace Hicks Lambert and husband, Martin Leon Hodge**, (herein referred to as the "Grantor", whether one or more), grants, bargains, sells and conveys unto **Cornerstone Property Group, LLC** (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 26, according to the Map of Dearing Downs 12th Addition, 2nd Phase, as recorded in Map Book 16, page 17, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to ad valorem taxes for the years 2017, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

**Subject to A 25-foot wide easement for ingress, egress, and utilities described as follows:  
Begin at the SW corner of Lot 26, Dearing Downs 12th Addition, 2nd Phase, as recorded in Map Book 16, page 17, in the Office of the Judge of Probate of Shelby County, Alabama; said point of beginning being situated on the Easterly right of way line of Roy Drive (Shelby County Road No. 281), said easement being 25 feet wide along the North side a parallel with the following described line; thence run in an Easterly direction along the South line of said Lot 26, 71.56 feet to the SE corner of said Lot 26 and the end of said easement.**

**TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, its successors and assigns forever.**

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 30th day of October, 2017.**

*Candace Hicks Lambert* (Seal)  
**Candace Hicks Lambert**

*Martin Leon Hodge* (Seal)  
**Martin Leon Hodge**

State of **Alabama** )

)

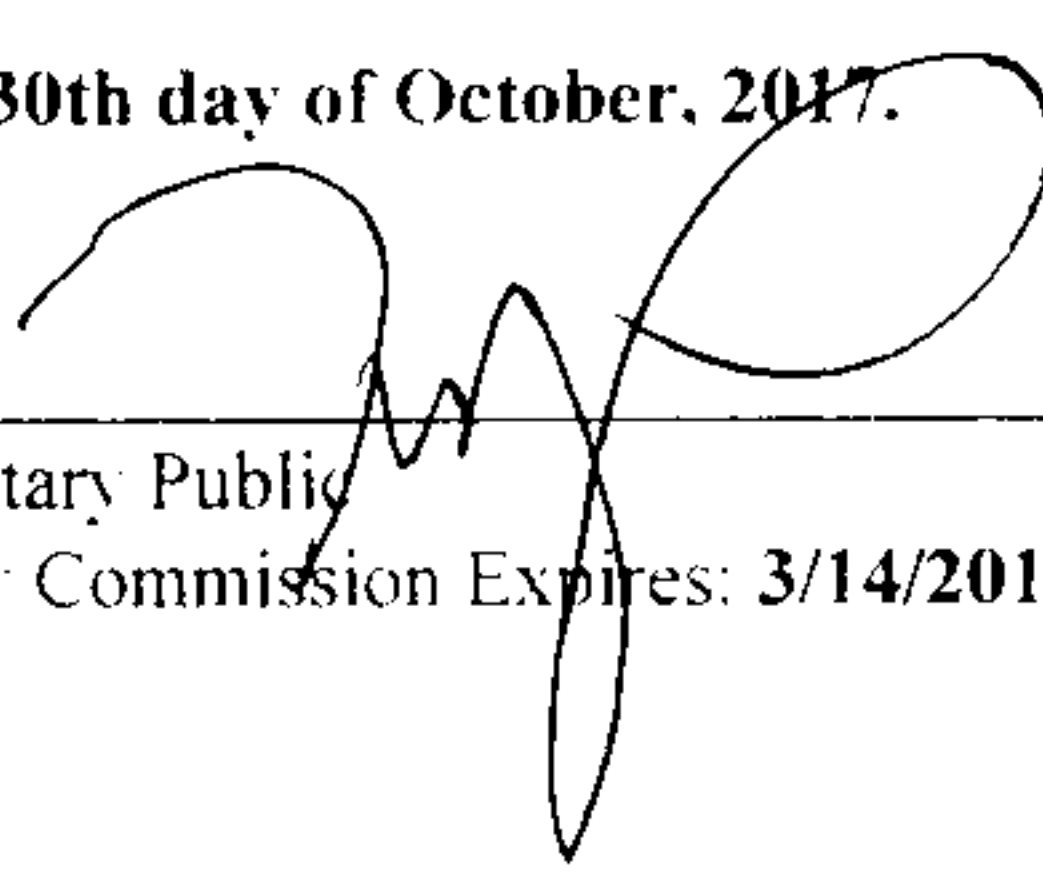
Corporate Acknowledgment

**Shelby County** )

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Candace Hicks Lambert and Martin Leon Hodge**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance and with full authority, they executed the same voluntarily as their own act, on the day the same bears date.

Given under my hand and official seal this **30th day of October, 2017**.

**FRANK STEELE JONES**  
Notary Public, Alabama State At Large  
My Commission Expires **March 14, 2019**

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: **3/14/2019**

**File # 2017233**



20171101000395900 2/3 \$151.00  
Shelby Cnty Judge of Probate, AL  
11/01/2017 11:30:53 AM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Candace Hicks Lambert and Martin Leon Hodge

Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Cornerstone Properties

Mailing Address 2598 Bridlewood Drive

Helena, AL 35080  
\_\_\_\_\_

Property Address \_\_\_\_\_

2599 Bridlewood Drive

Helena, AL 35080  
\_\_\_\_\_

Date of Sale 10/30/2017

Total Purchase Price \$ 130,000.00

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

  
20171101000395900 3/3 \$151.00  
Shelby Cnty Judge of Probate, AL  
11/01/2017 11:30:53 AM FILED/CERT

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 10/30/2017

Print Suzanna Brooke Deaton

☐ Unattested

(verified by)

Sign

Suzanna Brooke Deaton

(Grantor/Grantee/Owner Agent) circle one

Form RT-1