

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

*Mortgage recorded without deed
instrument 20171120000418170*

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Thirty Thousand and 00/100 (\$30,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Glen McCord**, a married man, (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), successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 224, according to the Survey of Shadow Oak Estates 2nd Sector, as recorded in Map Book 33, Page 149, in the Probate Office of Shelby County, Alabama.

Subject To:

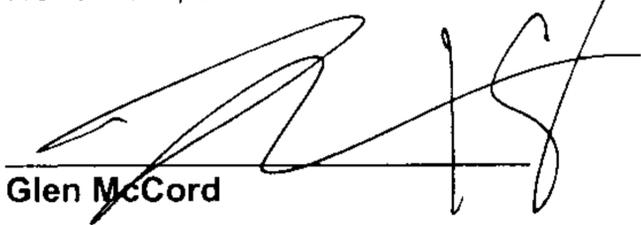
Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
Existing covenants and restrictions, easements, building lines and limitations of record.

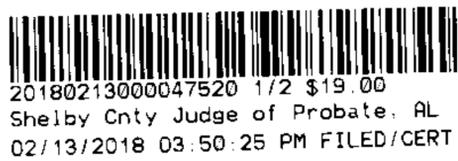
The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse

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 heirs 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 heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the _____ day of **November, 2017**.


Glen McCord

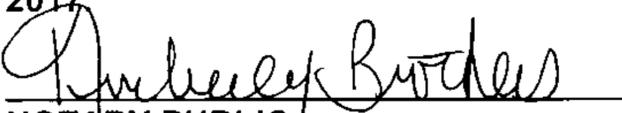


STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Glen McCord, a married man, 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 the conveyance, he, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of November, 2017


NOTARY PUBLIC
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name	Glen McCord	Grantee's Name	Cornerstone Building, LLC
Mailing Address	P.O. Box 1990 Alabaster, AL 35007	Mailing Address	2232 Cahaba Valley Drive Birmingham, AL 35242
Property Address	2016 Shadow Oak Circle Wilsonville, AL 35186	Date of Sale	November, 2017
		Total Purchase Price	\$30,000.00
		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)

- | | |
|---|--|
| <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.

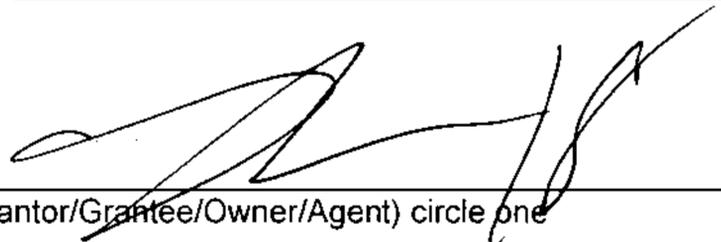
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 11/15/17

Print Glen McCord

Unattested Sign
(verified by)



(Grantor/Grantee/Owner/Agent) circle one



20180213000047520 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/13/2018 03:50:25 PM FILED/CERT