

20180619000217320 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/19/2018 11:10:39 AM FILED/CERT

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 Dr
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Twenty-Two Thousand Five Hundred and 00/100 (\$22,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Hidden Ridge Estates, 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:

Lot 205, according to the Survey of Shadow Oaks 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.

\$197,898.00 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 GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized managing member hereunto set its hand and seal this the **6th** day of **June, 2018**.

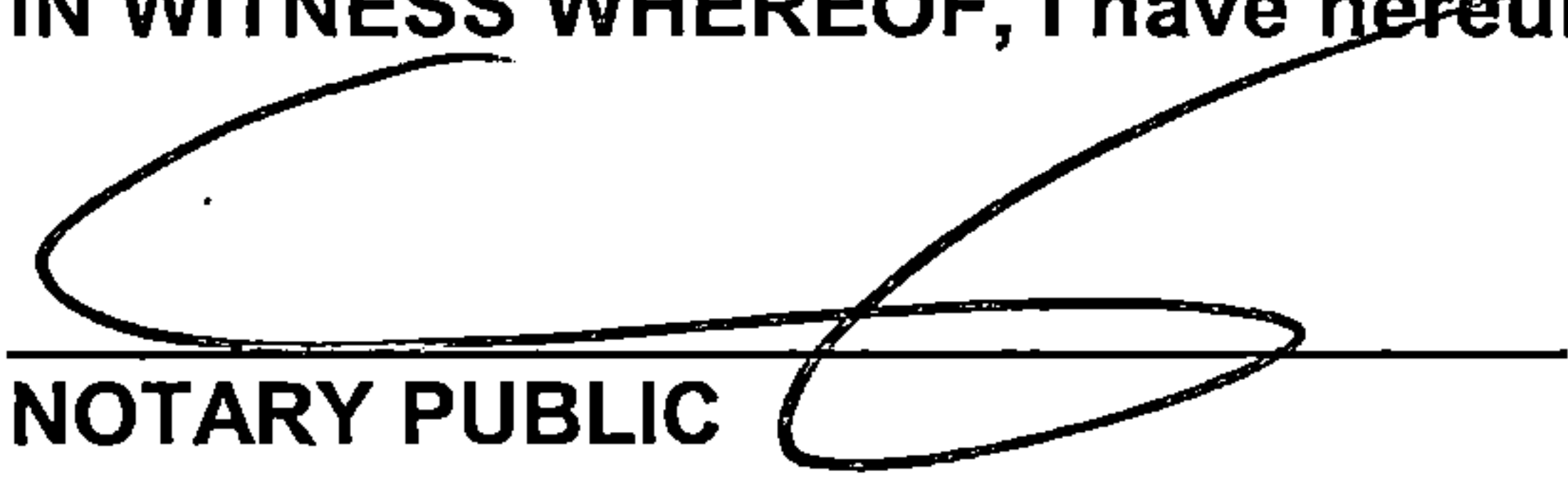
Hidden Ridge Estates, LLC

William F. Spratlin, Managing Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William F. Spratlin, whose name as Managing Member of Hidden Ridge Estates, 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 6th day of June, 2018.


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 Hidden Ridge Estates, LLC
2232 Cahaba Valley Drive
Mailing Address Birmingham, AL 35242

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

Property Address 1028 Shadow Oaks Way
Wilsonville, AL 35186

Date of Sale June 6, 2018

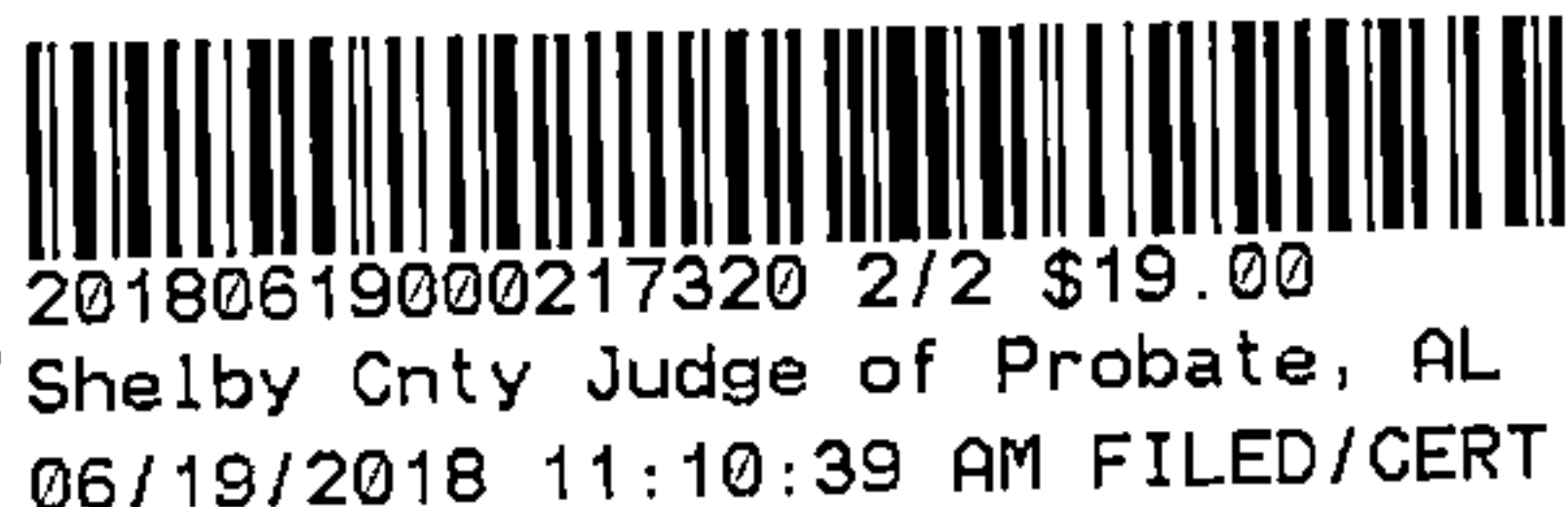
Total Purchase Price \$22,500.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other – Tax assessor's market value |
| ☒ Closing Statement | ☐ 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 _____

Hidden Ridge Estates, LLC
Print by: William F. Spratlin, Managing Member

(verified by)

(Grantor/Grantee/Owner/Agent) circle one