

Prepared by: 20181001000349950
Cassy L. Dailey 10/01/2018 03:15:36 PM
Attorney at Law DEEDS 1/1
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Stephanie W Toxey
Randal N. Toxey
3016 Shadow Oaks Way
Wilsonville, AL 35186

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Forty Two Thousand Five Hundred Dollars and No Cents (\$342,500.00) the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Cornerstone Building, LLC, an Alabama Limited Liability Company, whose mailing address is:

2232 Cahaba Valley Drive, Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Stephanie W Toxey and Randal N. Toxey, whose mailing address is:

3016 Shadow Oaks Way, Wilsonville, AL 35186

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 3016 Shadow Oaks Way, Wilsonville, AL 35186 to-wit:

Lot 217, according to the Survey of Shadow Oak, 2nd Sector, as recorded in Map Book 33, Page 149, in the Probate Office of Shelby County, Alabama.

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

\$325,375.00 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 grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 27th day of September, 2018.

CORNERSTONE BUILDING, LLC



Donald M. Acton
Managing Member



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2018 03:15:36 PM
\$32.50 CHARITY
20181001000349950

Allen S. Bayl

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald M. Acton, Managing Member of Cornerstone Building, LLC, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily with full authority on the day the same bears date for said limited liability company.

Given under my hand and official seal this the 27th day of September, 2018.


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: 5/17/22

