

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome  
GREYSTONE TITLE, L.L.C.  
P.O. Box 382753  
Birmingham, Alabama 35238

20190110000011220  
01/10/2019 02:52:45 PM  
DEEDS 1/3

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                    )

**WARRANTY DEED**

That in consideration paid to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **ALL-STAR INVESTMENT PROPERTIES, LLC, an Alabama limited liability company**, has granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto **CORNERSTONE PROPERTY GROUP, LLC**, an Alabama limited liability company, (hereinafter referred to as Grantee) any and all interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Third Addition of Riverchase West, as recorded in Map Book 7, Page 139, in the Probate Office of Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantors do hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

**TO HAVE AND TO HOLD** the above described property, together with all rights and privileges incident or appurtenant thereto, unto **ALL-STAR INVESTMENT PROPERTIES, LLC**, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

*[Signature page to follow]*

IN WITNESS WHEREOF, ALL-STAR INVESTMENT PROPERTIES, LLC, an Alabama limited liability company, has caused this conveyance to be executed and its seals affixed this the 9<sup>th</sup> day of January, 2019.

**ALL-STAR INVESTMENT PROPERTIES, LLC,**  
**An Alabama Limited Liability Company**

By: [Signature]

ITS: Member

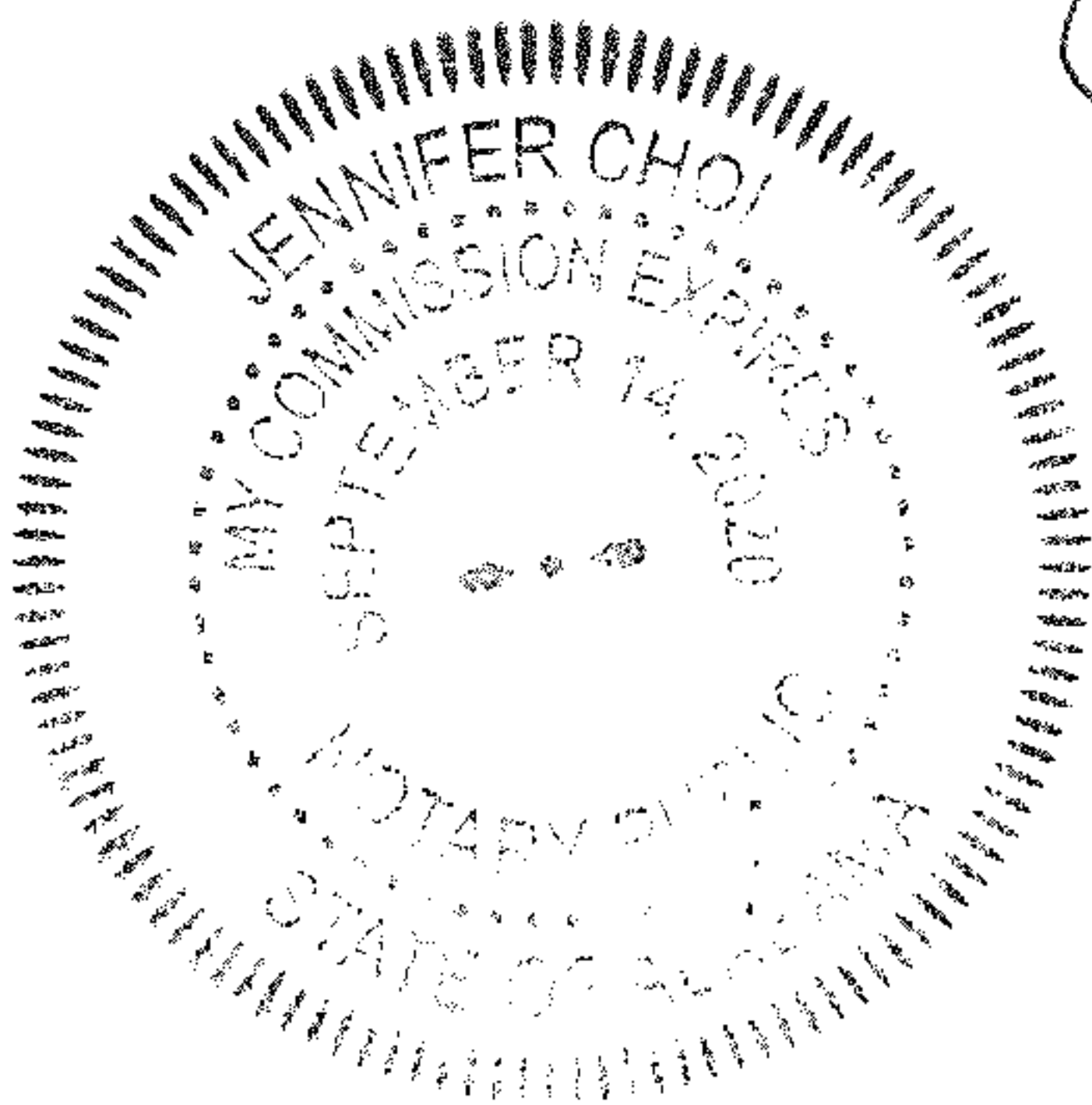
STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LARRY S. MCCORD, whose name as Member of **ALL-STAR INVESTMENT PROPERTIES, 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 said instrument, he, as such officer, with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 9 day of January, 2019.

[Signature]  
Notary Public

My Commission Expires: 9/14/2020



## Real Estate Sales Validation Form

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

Grantor's Name All-Star Investment Properties  
 Mailing Address 4000 Eagle Point Corporate Dri  
Birmingham AL 35242

Grantee's Name Cornerstone Property Group. LLC  
 Mailing Address 2598 BRIDLEWOOD DR  
HELENA, AL 35080

Property Address 709 Whipoorwill Court  
Birmingham, AL 35244

Date of Sale 01/09/2019  
 Total Purchase Price \$120,000.00  
 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

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 1/10/19

Print Olivia Carty

Sign Olivia Carty

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/10/2019 02:52:45 PM  
 \$141.00 CHERRY  
 20190110000011220

(verified by)

*Olivia S. Bayl*