

This instrument prepared by:  
Rosalie Doggett  
240 Applegate Parkway  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Kyle Robert Morgan  
117 Mountain Pkwy  
Alabaster, AL 35007

20190205000038370  
02/05/2019 02:12:05 PM  
DEEDS 1/2

### WARRANTY DEED

STATE OF ALABAMA       )  
  )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars (\$189,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Cornerstone Property Group, LLC, an Alabama limited liability company (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kyle Robert Morgan and Sydney Morgan (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 48, according to the Survey of Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7, Page 152 in the Office of the Judge of Probate for Shelby county, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$180,405.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 1<sup>st</sup> day of February, 20 19.

Cornerstone Property Group, LLC, an Alabama limited liability company

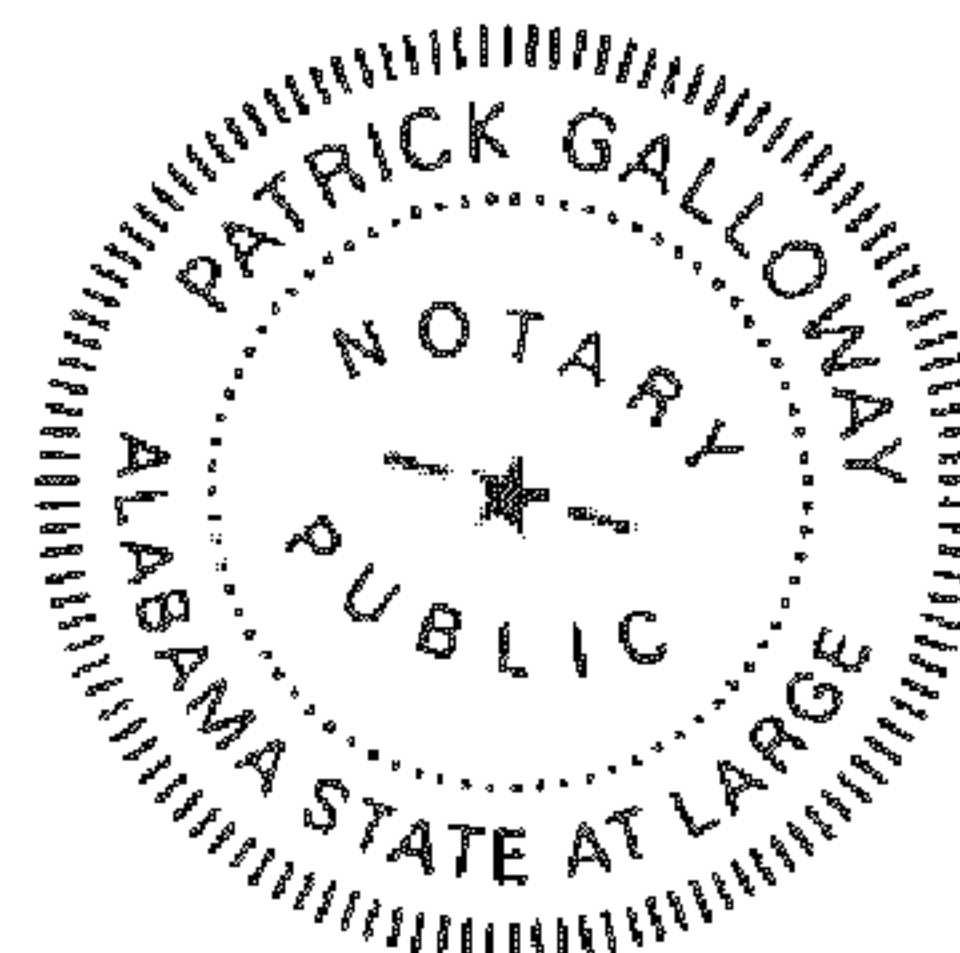
BY: Adam Ladner  
Adam Ladner  
Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Adam Ladner, whose name as Member of Cornerstone Property Group, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, 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 and in his capacity and with full authority on behalf of said limited liability company.

Given under my hand and official seal on 1<sup>st</sup> day of February, 20 19.

Patrick Galloway  
Notary Public  
My commission expires: 10-4-21



## Real Estate Sales Validation Form

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

Grantor's Name Cornerstone Property Group, LLC, an Alabama limited liability company Grantee's Name Kyle Robert Morgan

Mailing Address 117 Mountain Pkwy  
Alabaster, AL 35007 Mailing Address 117 Mountain Pkwy  
Alabaster, AL 35007

Property Address 117 Mountain Pkwy  
Alabaster, AL 35007

Date of Sale February 1, 2019  
Total Purchase Price \$189,900.00

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: \_\_\_\_\_

☐ Closing Statement

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 - Cornerstone Property Group, LLC, an Alabama limited liability company, . .

Grantee's name and mailing address - Kyle Robert Morgan, 117 Mountain Pkwy, Alabaster, AL 35007.

Property address - 117 Mountain Pkwy, Alabaster, AL 35007

Date of Sale - February 1, 2019.

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: February 1, 2019

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/05/2019 02:12:05 PM  
\$27.50 CHERRY  
20190205000038370

Allen S. Byrd