

**SEND TAX NOTICE TO:**

David W. Hilton and Jillian Gibson Hilton  
709 Whippoorwill Court  
Hoover, AL 35226

**This instrument was prepared by:**

Frank Steele Jones  
Frank Jones & Associates, LLC  
500 Southland Drive, Suite 230  
Hoover, AL 35226

**20190322000093230**  
**03/22/2019 03:47:28 PM**  
**DEEDS 1/3**

**WARRANTY DEED**

**State of Alabama**

)

)

**Shelby County**

)

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Three Hundred and Fourteen Thousand Dollars and Zero Cents (\$314,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Cornerstone Property Group, LLC** (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **David W. Hilton and wife, Jillian Gibson Hilton**, (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 41, according to the Survey of the Third Addition, Riverchase West Residential Subdivision as recorded in Map Book 7, page 139 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to ad valorem taxes for the years 2019, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

**\$298,300.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.**

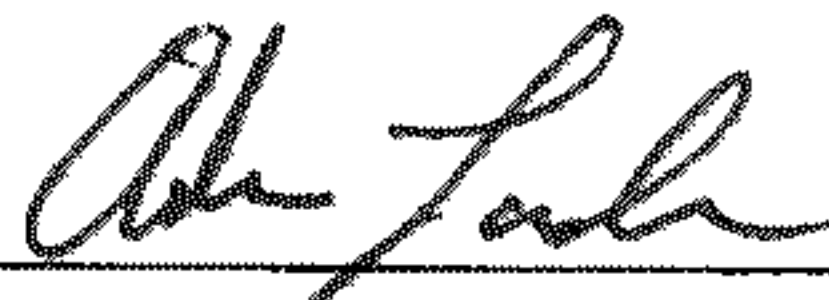
**The Declaration of Protective Covenants; Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning at Page 536, in the Office of the Judge of Probate of Shelby County, as amended in Miscellaneous Book 17, beginning at Page 550, in the Office of the Judge of Probate of Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **21st day of March, 2019**.

Cornerstone Property Group, LLC

By:  (SEAL)  
Adam Ladner, Member/Manager

State of ALABAMA )

General Acknowledgment

SHELBY County )

I, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that **Cornerstone Property Group, LLC, by and through Adam Ladner, Member/Manager** whose name 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, with full authority, executed the same voluntarily for and as the act of the corporation on the day the same bears date.

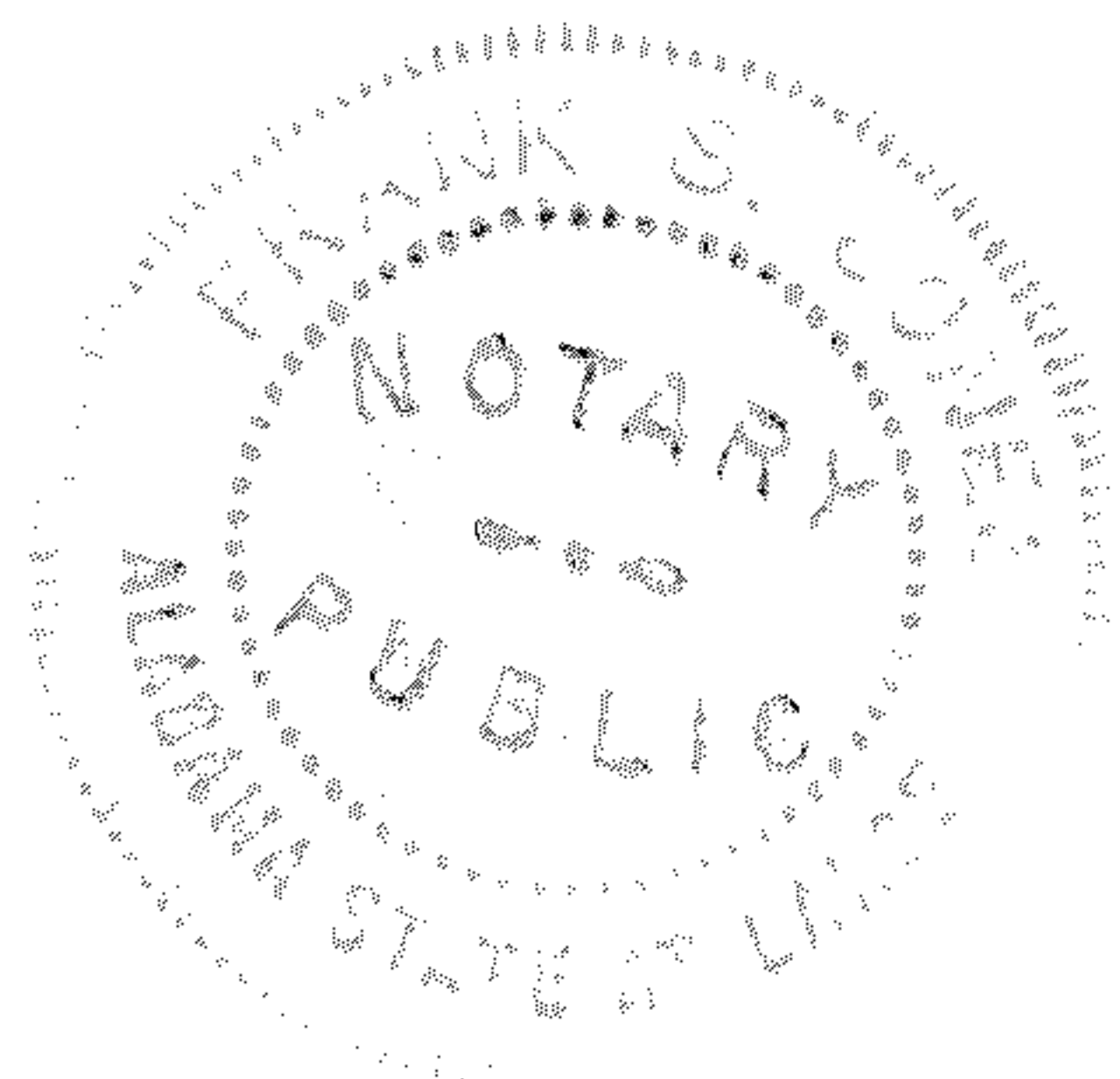
Given under my hand and official seal this the **21st day of March, 2019.**

(SEAL)

  
Notary Public

My Commission Expires: 3/14/23

File#: 2019079



# 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  
Mailing Address 500 Southland Drive, Suite 230,  
Birmingham, AL 35226

Grantee's Name David W. Hilton and Jillian Gibson Hilton  
Mailing Address 709 Whippoorwill Court  
Hoover, AL 35226

**20190322000093230 03/22/2019 03:47:28 PM DEEDS 3/3**

Property Address 709 Whippoorwill Court  
Hoover, AL 35226

Date of Sale 3/22/2019

Total Purchase Price \$ 314,000

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/22/2019 03:47:28 PM  
\$37.00 CHERRY  
20190322000093230

*Ann S. Byrd*

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 3/22/2019

Print Frank Steele Jones

☐ Unattested

(verified by)

Sign

*[Handwritten Signature]*

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**