

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Cornerstone Property Group, LLC

P.O. Box 696  
Helena, AL 35080

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY THREE THOUSAND and NO/100 (\$183,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **David S. Haugh and his wife, Caroline Anna Haugh** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Cornerstone Property Group, LLC** (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 2, according to the Survey of Indian Valley, Fifth Sector as recorded in Map Book 5, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


The subject property is the same property as previously deeded in deed recorded in Instrument #20070508000214940.

Property address is 2430 Titonka Road, Birmingham, AL 35244.

<sup>All</sup>  
~~\$0~~ of the above-recited purchase price was paid from 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.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

  
Caroline Anna Haugh

STATE OF ALABAMA     )  
                                     :  
COUNTY OF JEFFERSON )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Caroline Anna Haugh** whose name is signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she executed the same voluntarily on the day the same bears date.

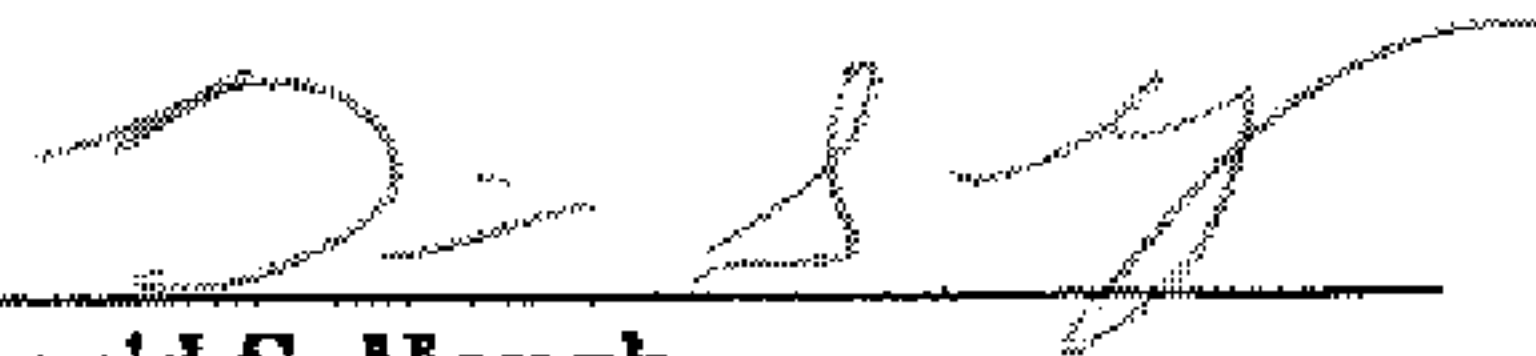
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28<sup>th</sup> day of May, 2019.

  
Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2020

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 26 day of May, 2019.

  
David S. Haugh

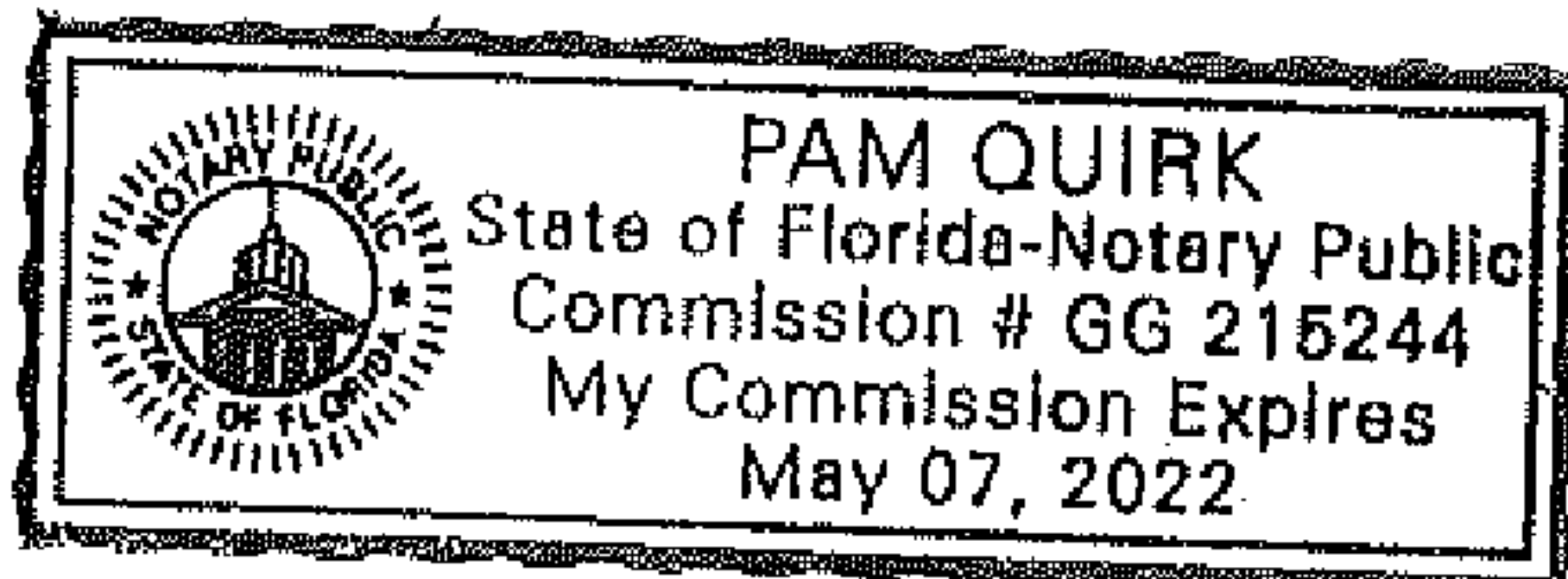
STATE OF FLORIDA  
COUNTY OF BREVARD

I, the undersigned, a notary public in and for said County, in said State, hereby certify that David S. Haugh whose name is signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he executed the same voluntarily on the day the same bears date.

~~IN WITNESS WHEREOF~~, I have hereunto set my hand and seal this the 26 day of May, 2019.



NOTARY PUBLIC  
My Commission Expires:



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name David S. Haugh and Caroline Anna Haugh  
 Mailing Address 142 Palm Circle  
Melbourne, FL 32940

Grantee's Name Cornerstone Property Group, LLC  
 Mailing Address P.O. Box 696  
Helena, AL 35080

Property Address 2430 Titonka Road  
Birmingham, AL 35244

Date of Sale 05/29/2019Total Purchase Price \$ 183000.00

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.

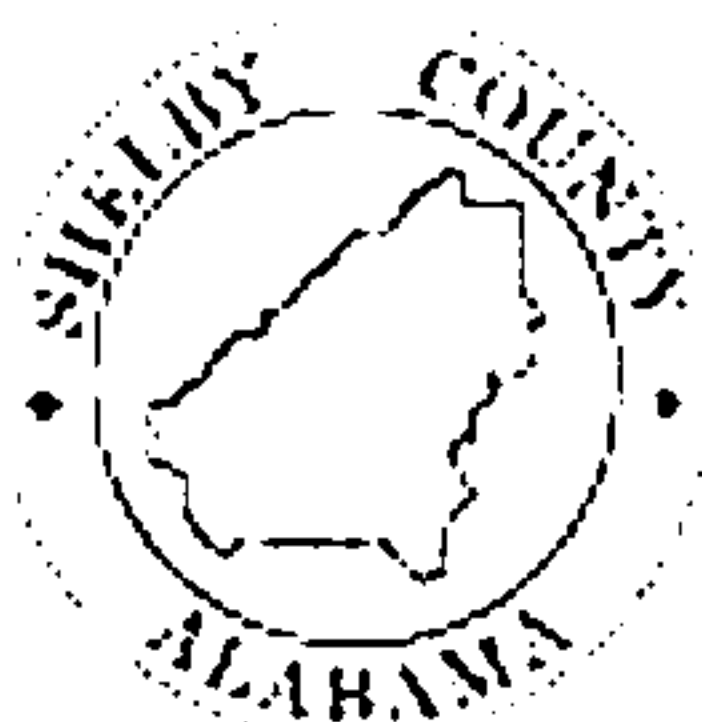
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 5/31/19Print Jeff W. Parmer

Sign

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

ed

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk (verified by)  
 Shelby County, AL  
 05/31/2019 03:39:43 PM  
 \$25.00 CATHY  
 20190531000188610

*Allen S. Bayl*