

Send tax notice to:
Kristen Schwartz Bryan
1419 Timber Circle
Helena, AL 35080

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL1900281

STATE OF ALABAMA
COUNTY OF Shelby

20190606000197020
06/06/2019 10:46:09 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy Two Thousand and 00/100 Dollars (\$172,000.00) in hand paid to the undersigned, **Cornerstone Property Group, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") by Kristen Schwartz Bryan (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the AMended Map of Timber Park, as recorded in Map Book 13, Page 115, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

\$ 172,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE
PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.



20190606000197020 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/06/2019 10:46:09 AM FILED/CERT

IN WITNESS WHEREOF, Grantor, Cornerstone Property Group, LLC, an Alabama Limited Liability Company, by Adam Ladner its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 3rd day of June, 2019.

Cornerstone Property Group, LLC,
an Alabama limited Liability Company

By: *Adam Ladner*
Adam Ladner Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

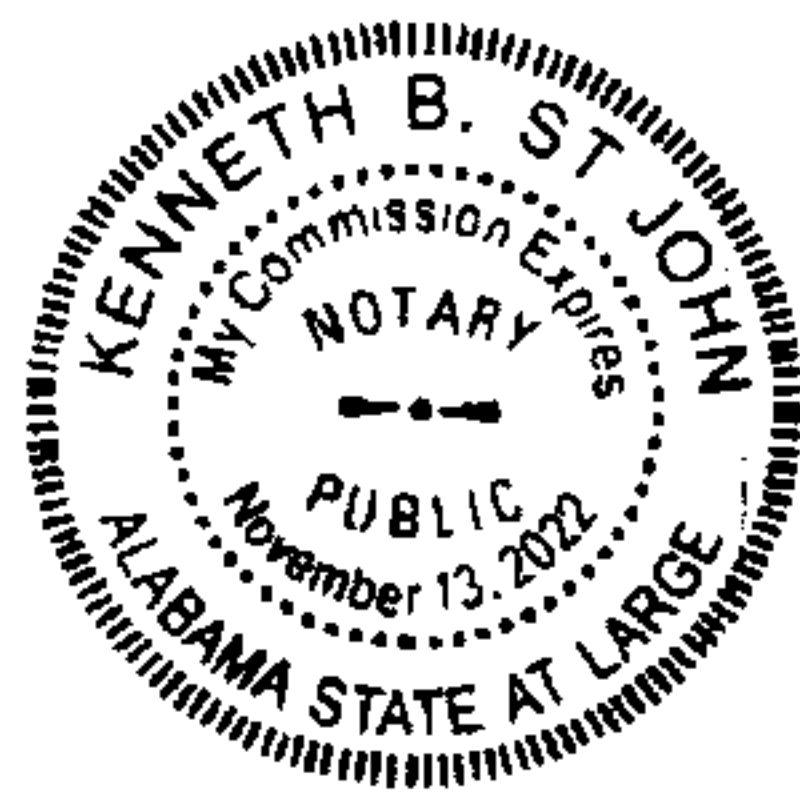
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adam Ladner, whose name as its Managing Member of Cornerstone Property Group, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 3rd day of June, 2019.

Kenneth B. St. John
Notary Public

Print Name: Kenneth B. St. John

Commission Expires: 11/13/2022



Real Estate Sales Validation Form

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

Grantor's Name	<u>Comerstone Property Group, LLC</u>	Grantee's Name	<u>Kristen Schwartz Bryan</u>
Mailing Address	<u>64 Rockford Rd</u> <u>Indian Springs AL 35124</u>	Mailing Address	<u>1419 Timber Circle</u> <u>Helena AL 35080</u>
Property Address	<u>1419 Timber Circle</u> <u>Helena AL 35080</u>	Date of Sale	<u>6/3/2019</u>
		Total Purchase Price	<u>\$ 172,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 - 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 6-6-19 Print Skyler Murphy

Unattested _____ Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records



20190606000197020 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/06/2019 10:46:09 AM FILED/CERT

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[Signature]