

Send tax notice to:
HANNAH VISSER
1341 OLD BOSTON ROAD
ALABASTER, AL, 35007

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019374T

20190625000225560

Shelby COUNTY

06/25/2019 02:34:13 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CORNERSTONE PROPERTY GROUP, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:**
Po Box 16916 Helena AL 35080 (hereinafter referred to as "Grantor")
by HANNAH VISSER **whose property address is:** 1341 OLD BOSTON ROAD, ALABASTER, AL, 35007 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 53, according to the Map and Survey of Valley Forge, as recorded in Map Book 6, Page 60 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Easement recorded in Book 294, Page 582.
5. Covenants, Conditions and Restrictions as recorded in Book 12, Page 756.

\$194,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are 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, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, CORNERSTONE PROPERTY GROUP, LLC, by Adam Ladner, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 21st day of June, 2019.

CORNERSTONE PROPERTY GROUP, LLC

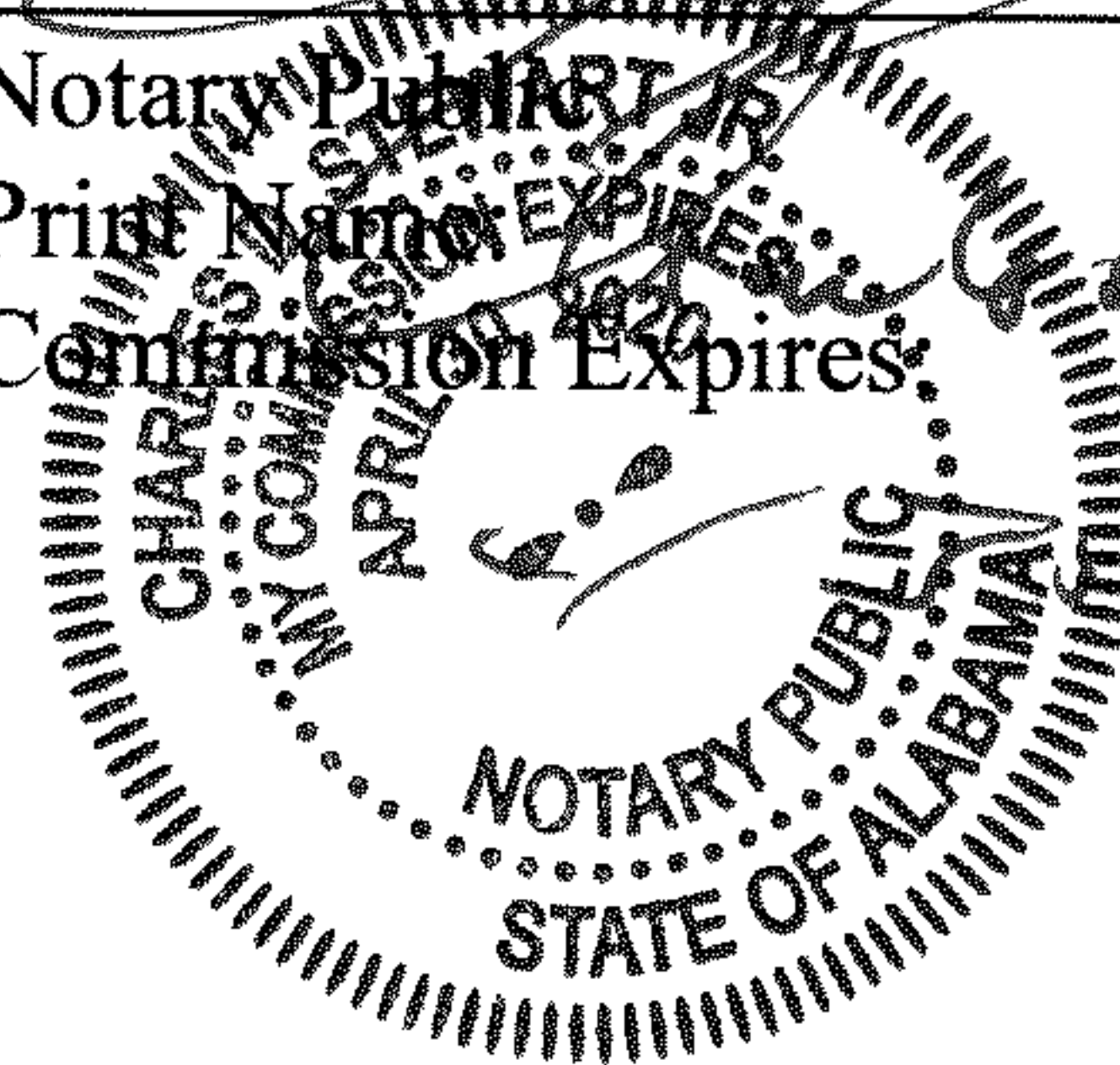

BY: ADAM LADNER
ITS: MEMBER

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 Member of CORNERSTONE PROPERTY GROUP, LLC, 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 and with full authority, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 21st day of June, 2019


Notary Public
Print Name: CHARITY
Commission Expires: APRIL 15, 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/25/2019 02:34:13 PM
\$28.50 CHARITY
20190625000225560

