

SEND TAX NOTICE TO:
Cornerstone Property Group, LLC

This instrument was prepared by
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive
Suite 230
Birmingham, Alabama 35226

20190829000316990
08/29/2019 09:05:20 AM
DEEDS 1/3

WARRANTY DEED

State of Alabama)
) KNOW ALL MEN BY THESE PRESENTS:
Shelby County)

That in consideration of **One Hundred-Two Thousand, Five Hundred Dollars and No Cents (\$102,500.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Eva D. Findling Daniel, an unmarried woman** (herein referred to as the "Grantor", whether one or more), grants, bargains, sells and conveys unto **Cornerstone Property Group, LLC** (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

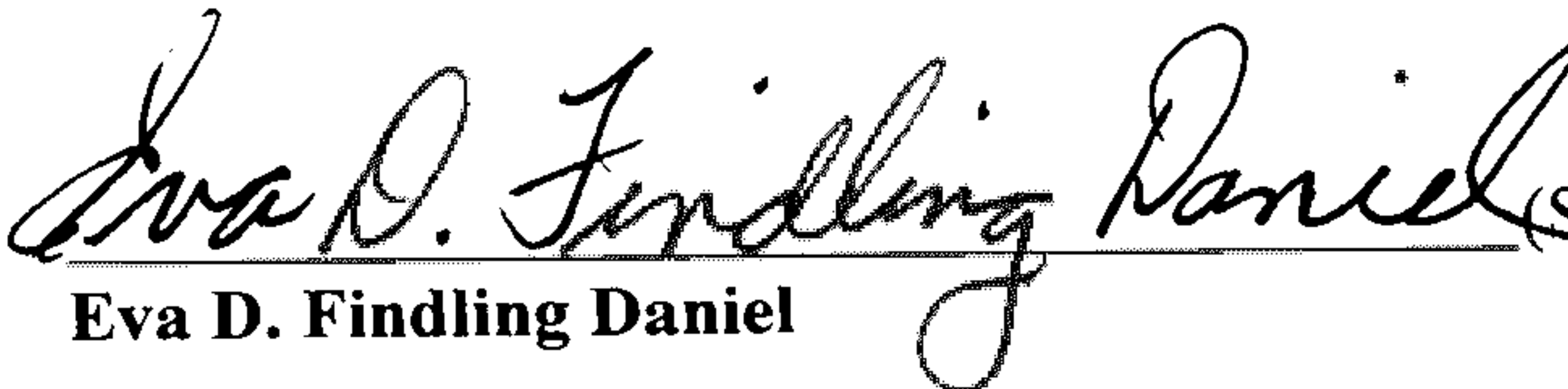
Lot 6, according to the Survey of Portsmouth First Sector, as recorded in Map Book 6, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama and a part of Lot 7 of said subdivision, more particularly described as follows: Begin at the Northwest corner of Lot 7 of said subdivision; thence Easterly for a distance of 99.97 feet; thence turn 14 degrees 39 minutes 39 seconds left and run Northeasterly a distance of 75.80 feet to the Northeast corner of said Lot 7; thence Southwesterly along the North line of said Lot 7 a distance of 174.36 feet to the Point of Beginning.

Subject to Ad valorem Taxes for the 2019 tax year, which Grantee herein assume and agree to pay.

\$152,500.00 of the purchase price were paid with mortgage(s) executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, **Eva D. Findling Daniel**, has hereto set her hand and seal this **23rd day of August, 2019**.

 (Seal)
Eva D. Findling Daniel

State of Alabama)
Jefferson County)

General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Eva D. Findling Daniel**, 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, she executed the same voluntarily as her own act on the day the same bears date.

Given under my hand and official seal this **23rd** day of **August, 2019**

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires 03/14/2023



Notary Public
My Commission Expires: **3/14/2023**

File # 2019272

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

Grantor's Name Eva D. Findling Daniel
Mailing Address 100 Cape Cod Circle
Alabaster, AL 35007

Grantee's Name Cornerstone Property Group, LLC
Mailing Address 500 Southland Drive
Hoover, AL 35226

Property Address 100 Cape Cod Circle
Alabaster, AL 35007

Date of Sale 8/23/2019
Total Purchase Price \$ 102,500
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 - 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.

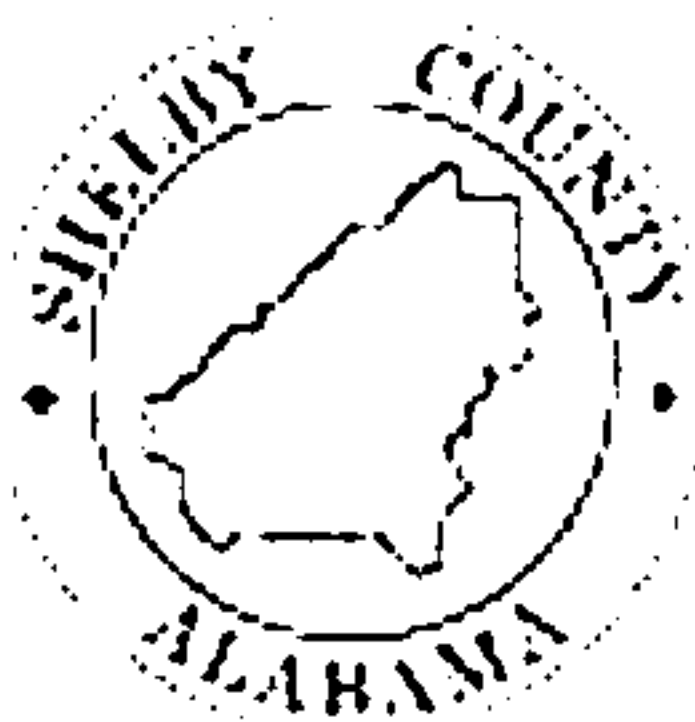
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 8/23/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/29/2019 09:05:20 AM
(verified by)
20190829000316990

Print Frank Steele Jones

Sign

ntee/Owner/Agent) circle one

Form RT-1