

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

GRANTEE'S ADDRESS:
Cornerstone Property Group, LLC
64 Rockford Road
Indian Springs, AL 35124

20191010000375020
10/10/2019 03:39:22 PM
DEEDS 1/3

STATE OF ALABAMA)
 GENERAL WARRANTY DEED
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIFTY THOUSAND and NO/100 (250,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Lynda B. Ray and spouse, William D. Ray** (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 16, of Sector 2, of the Brookhaven Subdivision as described and recorded in Map Book 11, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Property address: 2735 Stevens Creek Road, Birmingham, AL 35244

All 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 7th day of October, 2019.

Lynda B. Ray as ATT in Fact
James E. Ray

Lynda B. Ray
By: James E. Ray
As Attorney-in-Fact

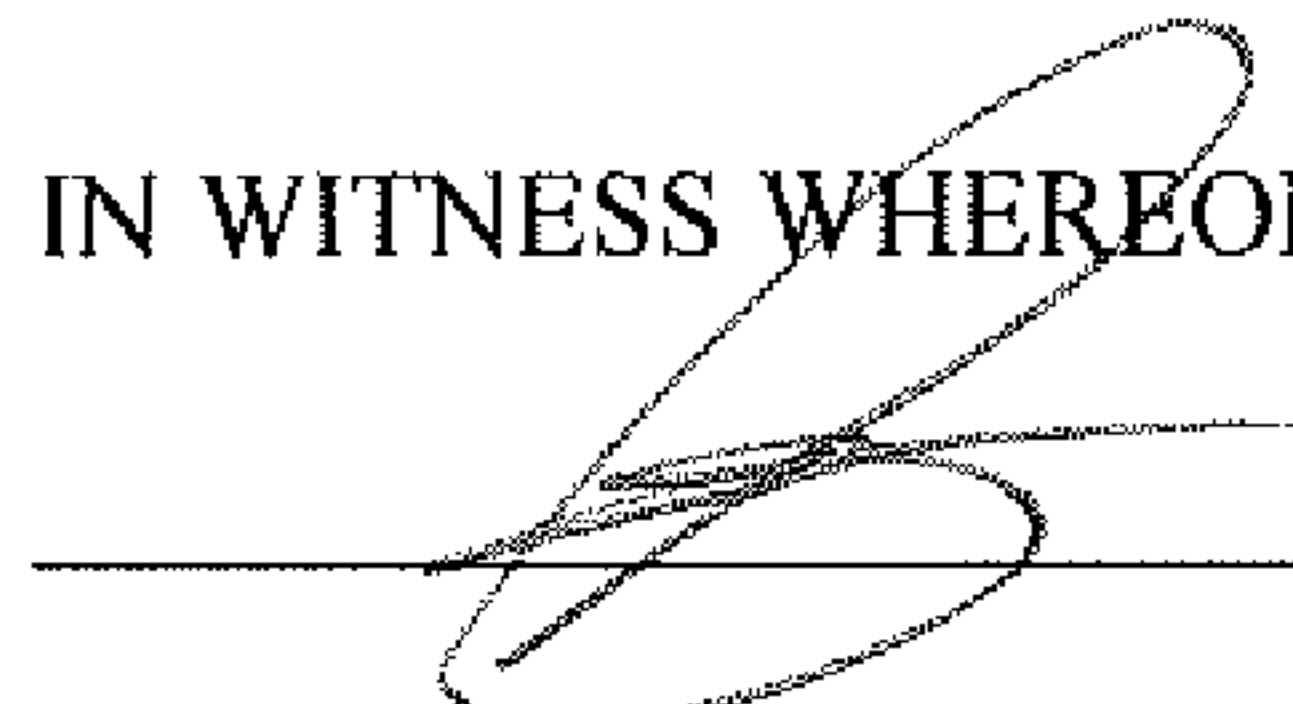
William D. Ray as ATT in Fact
James E. Ray

William D. Ray
By: James E. Ray
As Attorney-in-Fact

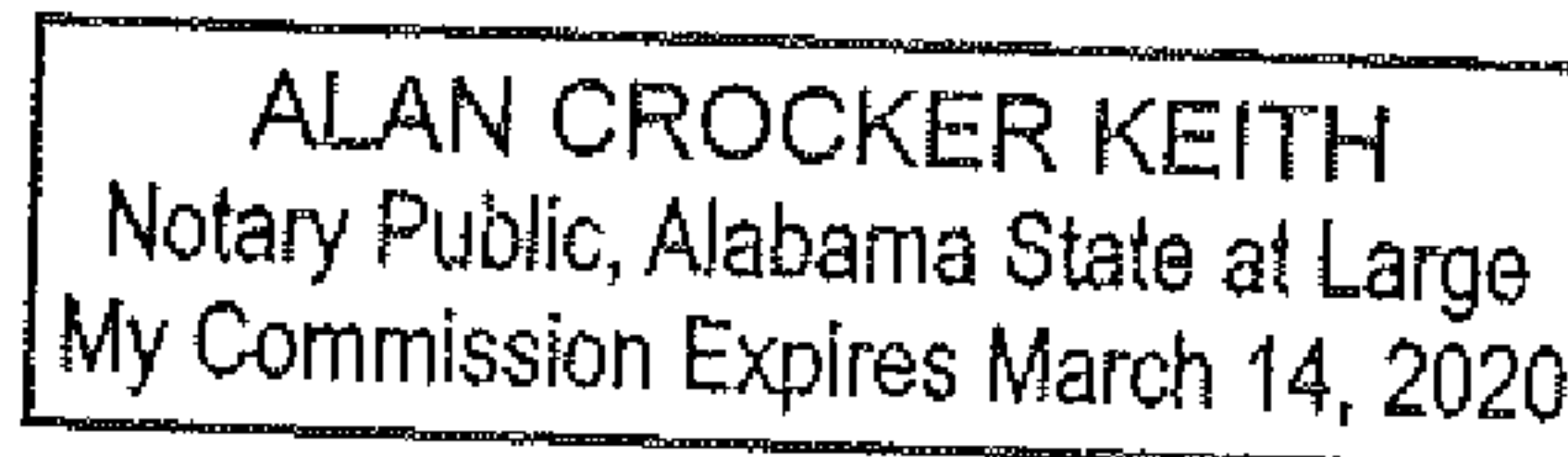
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Lynda B. Ray** whose name is signed by **James E. Ray as Attorney/Agent-in Fact for Lynda B. Ray pursuant to an Alabama Durable Financial Power of Attorney**, whose 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 Instrument, he as such **Attorney/Agent-in Fact for Lynda B. Ray pursuant to an Alabama Durable Financial Power of Attorney** signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of October, 2019.



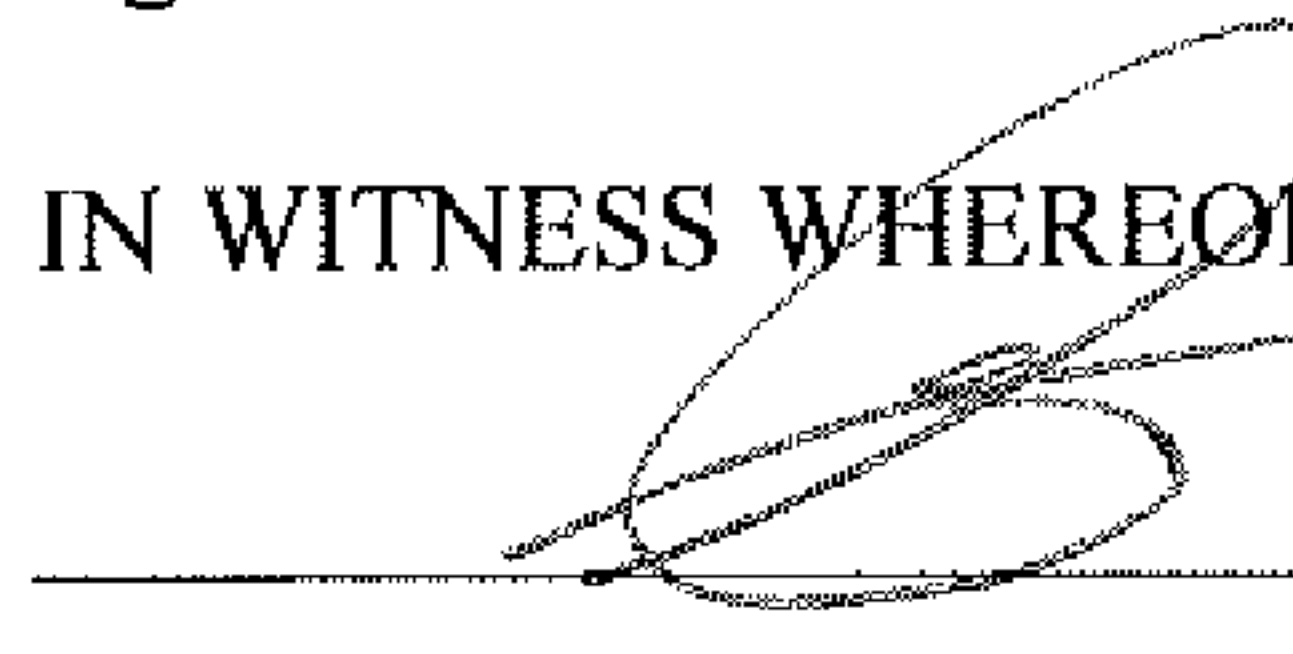
NOTARY PUBLIC
My Commission Expires: 09/13/2020



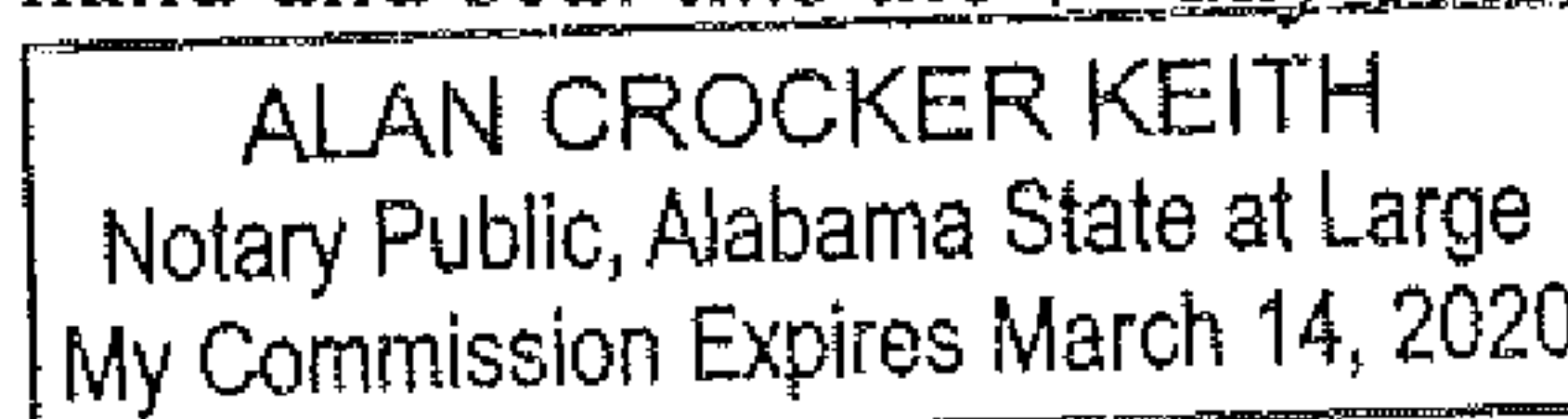
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William D. Ray** whose name is signed by **James E. Ray as Attorney/Agent-in Fact for Lynda B. Ray pursuant to an Alabama Durable Financial Power of Attorney**, whose 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 Instrument, he as such **Attorney/Agent-in Fact for William D. Ray pursuant to an Alabama Durable Financial Power of Attorney** signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of October, 2019.



NOTARY PUBLIC
My Commission Expires: 09/13/2020



Real Estate Sales Validation Form

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

Grantor's Name Lynda B. Ray and William D. Ray
Mailing Address 210 Sweetbay Drive
Alabaster, AL 35114

Grantee's Name Cornerstone Property Group, LLC
Mailing Address 64 Rockford Road
Indian Springs, AL 35124

Property Address 2735 Stevens Creek Road
Birmingham, AL 35244

Date of Sale 10/07/2019
Total Purchase Price \$ 250000.00
or
Actual Value \$

20191010000375020 10/10/2019 03:39:22 PM DEEDS 3/3 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 10/10/19

Print Jeff W. Parmer

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2019 03:39:22 PM
S29.00 CHERRY
20191010000375020

Alvin S. Bayl