

SEND TAX NOTICE TO:
Cornerstone Property Group, LLC
P.O. Box 162,
Pelham, AL 35124

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

20191106000412060
11/06/2019 10:18:41 AM
DEEDS 1/3

WARRANTY DEED

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

That in consideration of **One Hundred and Five Thousand Dollars and No Cents (\$105,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Rachel Leigh Handley, 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 550, according to the Map and Survey of Forest Lakes, 10th Sector, as recorded in Map Book 31, page 25A & B in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2019, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

8 Foot Utility Easement on Westerly Property Line AS shown on the Recorded Map of Said Subdivision.

20 foot easement on easterly property line as shown on the recorded map of said subdivision.

Right of way to Alabama Power Company recorded in deed book 126, page 191; book 126, page 323 and book 236, page 829.

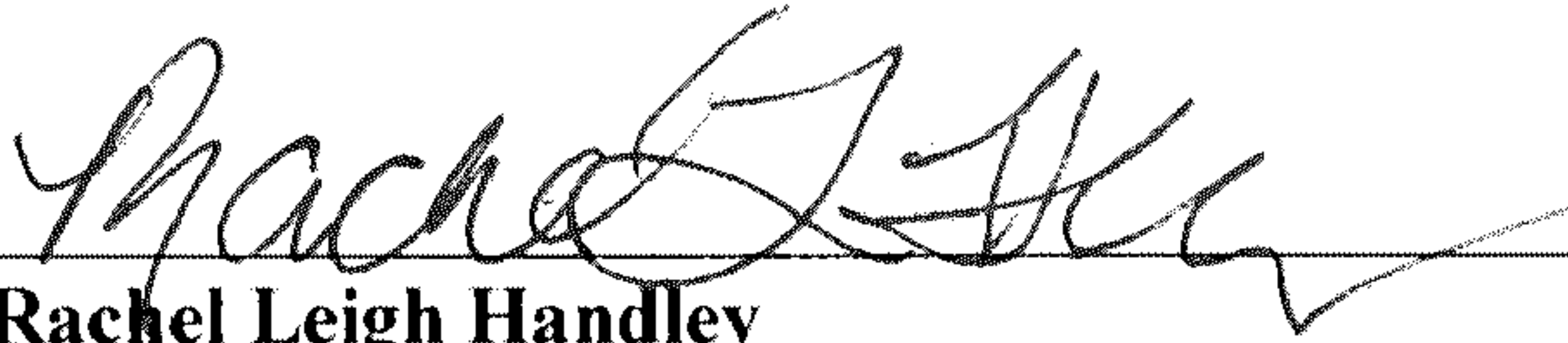
Easement to Shelby County for ingress and egress as recorded in instrument #1993-03955; instrument #1993-13957; instrument #1993-03959; instrument #1993-03960; instrument #1993-03961; instrument #1993-03964; instrument #1993-03965 and instrument #1993-03966.

\$105,000.00 of the above referenced purchase price was paid for with mortgage(s) executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 30 day of October, 2019

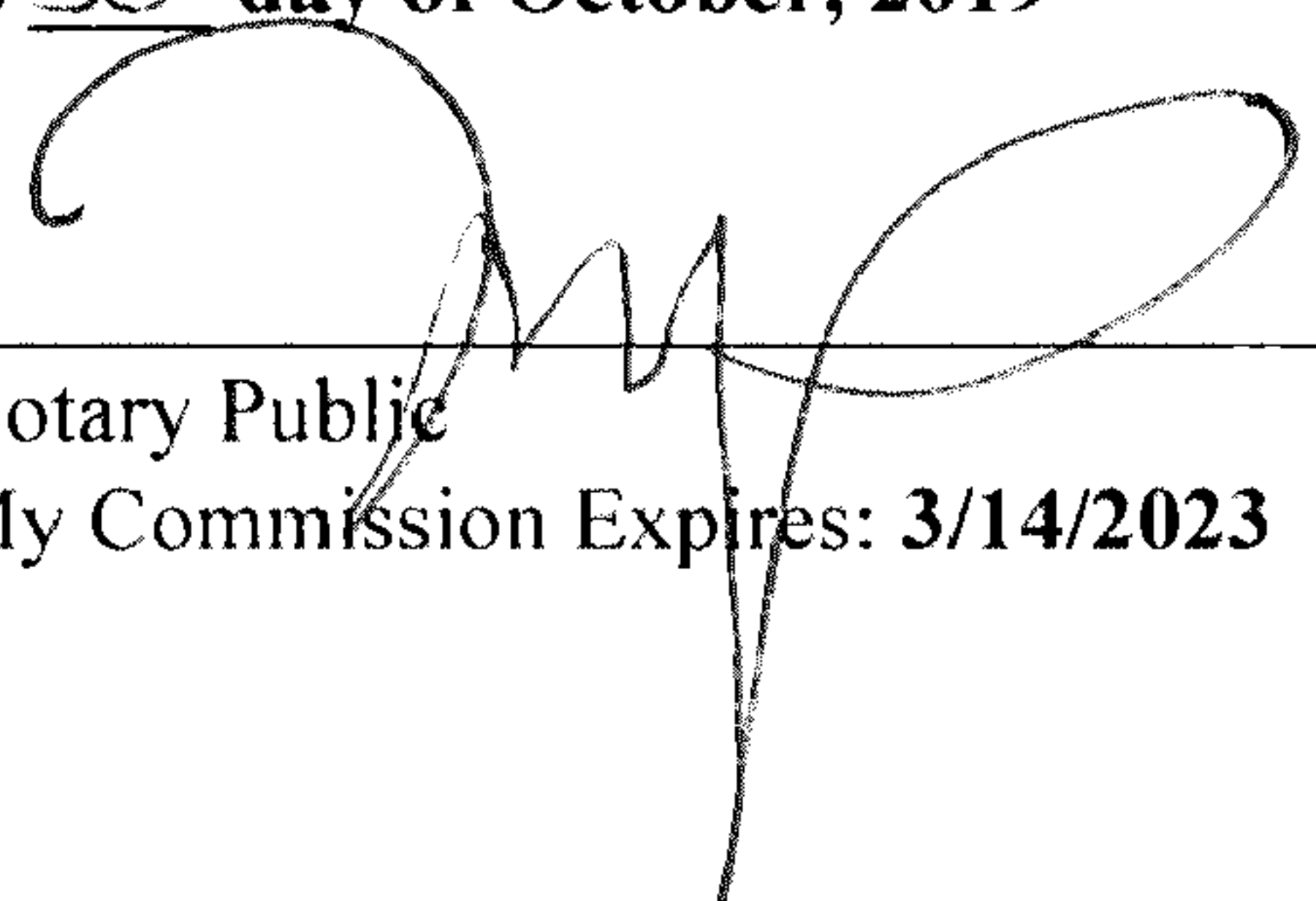

Rachel Leigh Handley (Seal)

State of Alabama)
)
Shelby County) Corporate Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Rachel Leigh Handley**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance and with full authority, they executed the same voluntarily as their own act, on the day the same bears date.

Given under my hand and official seal this 30 day of **October, 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 # 2019333

Real Estate Sales Validation Form

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

Grantor's Name Rachel Leigh Handley
 Mailing Address 2456 Forest Lakes Lane
Sterrett, AL 35147

Grantee's Name Cornerstone Property Group, LLC
 Mailing Address PO Box 162
Pelham, AL 35124

Property Address 2456 Forest Lakes Lane
Sterrett, AL 35147

Date of Sale 10/30/2019
 Total Purchase Price \$ 105000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/06/2019 10:18:41 AM
 \$29.00 CHARITY
 20191106000412060

Allen S. Boyd

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 10/30/2019

Print Frank Steele Jones

☐ Unattested
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one