

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Forty Eight Thousand Dollars (\$48,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, **Home Deals Alabama**, (herein referred to as grantor), grant, bargain, sell and convey unto **Cornerstone Invest, LLC**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

**COMMENCE AT THE NORTHEAST CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE PROCEED SOUTH ALONG THE EAST BOUNDARY OF SAID ¼- ¼ SECTION FOR A DISTANCE OF 210.0 FEET TO THE POINT OF BEGINNING. FROM THIS BEGINNING POINT CONTINUE SOUTH ALONG THE EAST BOUNDARY OF SAID ¼- ¼ SECTION FOR A DISTANCE OF 105.0 FEET; THENCE TURN AN ANGLE OF 88 DEGREES, 50 MINUTES TO THE RIGHT AND PROCEED WEST FOR A DISTANCE OF 210.0 FEET; THENCE TURN AN ANGLE OF 91 DEGREES 10 MINUTES TO THE RIGHT AND PROCEED NORTH FOR A DISTANCE OF 105.0 FEET; THENCE TURN AN ANGLE OF 88 DEGREES 50 MINUTES TO THE RIGHT AND PROCEED EAST FOR A DISTANCE OF 210.0 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LOACATED IN THE SE ¼ OF THE NE ¼ OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.**

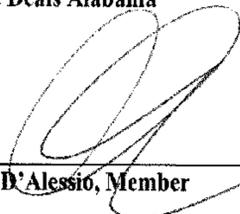
For ad valorem tax purpose only, the address for the above described property is 333 College Street, Vincent, AL 35178.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 3<sup>rd</sup> day of December, 2019.

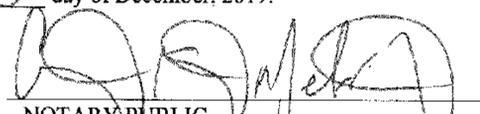
Home Deals Alabama

  
\_\_\_\_\_  
Ryan D'Alessio, Member

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

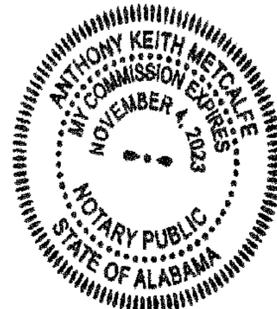
I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Ryan D'Alessio, Member of Home Deals Alabama, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3<sup>rd</sup> day of December, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: Nov. 4, 2023

THIS INSTRUMENT PREPARED BY:  
David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244  
AFTER RECORDING RETURN TO:  
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/06/2019 07:59:58 AM  
\$26.00 CHARITY  
20191206000451160

*Alvin S. Byrd*

**Real Estate Sales Validation Form**

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

Grantor's Name HOME DEALS ALABAMA  
Mailing Address  
1701 1ST AVE S, APT 636  
BIRMINGHAM, AL 35233

Grantee's Name CORNERSTONE INVEST, LLC  
Mailing Address  
20513 CATHEDRAL LANE  
MCCALLA, AL 35111

Property Address 333 COLLEGE STREET  
VINCENT, AL 35178

Date of Sale DECEMBER 3, 2019  
Total Purchase Price \$ 48,000.00  
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.

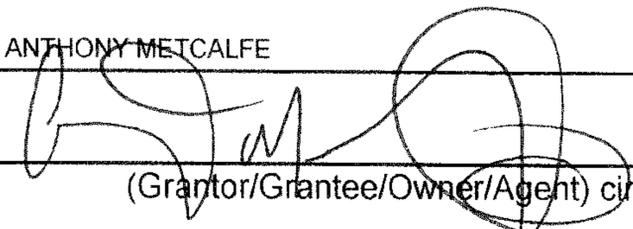
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 \_\_\_\_\_

Print ANTHONY METCALFE

Unattested \_\_\_\_\_  
(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one