

SEND TAX NOTICE TO:
George Alan Perkins and Beverly B. Perkins
2456 Forest Lakes Lane
Sterrett, AL 35147

This instrument was prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Sterrett, AL 35147

20191218000467830
12/18/2019 07:57:43 AM
DEEDS 1/3

WARRANTY DEED

State of Alabama

)

KNOW ALL MEN BY THESE PRESENTS:

Shelby County

)

ONE HUNDRED AND FORTY-NINE THOUSAND, NINE HUNDRED

That in consideration of ~~Two Hundred and Forty-Five Thousand Dollars and Zero Cents~~
(\$149,900.00), and other good and valuable considerations to the undersigned Grantors, in hand paid by the
Grantees herein, the receipt whereof is hereby acknowledged, **Cornerstone Property Group, LLC** (hereinafter
referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **George Alan
Perkins and wife, Beverly B. Perkins**, (hereinafter referred to as the "Grantee"), 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.**

**\$134,910.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed
simultaneously herewith.**

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs
and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee,
their heirs and assigns, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **13th day of December,**
2019.

Cornerstone Property Group, LLC

By:  (SEAL)
Adam Ladner, Member/Manager

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 **Cornerstone Property Group, LLC, by and through Adam Ladner, Member/Manager** 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, with full authority, executed the same voluntarily for and as the act of the corporation on the day the same bears date.

Given under my hand and official seal this the **13th day of December, 2019**.

(SEAL)

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

File#: 2019333-A


Notary Public
My Commission Expires 3/14/2023

Real Estate Sales Validation Form

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

Grantor's Name Cornerstone Property Group, LLC
Mailing Address 2456 Forest Lakes Lane
Sterrett, AL 35147

Grantee's Name George Alan Perkins and Beverly B, Perkins
Mailing Address 2456 Forest Lakes Lane
Sterrett, AL 35147

Property Address 2456 Forest Lakes Lane
Sterrett, AL 35147

Date of Sale 12/13/2019

Total Purchase Price \$ 149,000

or

Actual Value

\$

20191218000467830 12/18/2019 07:57:43 AM 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 12/13/2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
12/18/2019 07:57:43 AM
\$43.00 CHERRY
20191218000467830

Allen S. Bayl

Print

FRANK STEELE JONES

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1