

SEND TAX NOTICE TO:

Kincey Ribeiro and Eduardo Ribeiro
100 Cape Cod Circle
Alabaster, AL 35007

This instrument was prepared by:

Frank Steele Jones
Regency Title & Closing, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226

20200109000013180

01/09/2020 01:30:09 PM

DEEDS 1/3

SPECIAL WARRANTY DEED

State of Alabama

)

)

Shelby County

)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty-Five Thousand Dollars and Zero Cents (\$225,000.00)**, and other good and valuable considerations to the undersigned Grantors; in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Cornerstone Property Group, LLC** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Kincey Ribeiro and Eduardo Ribeiro** (hereinafter referred to as the "Grantees"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 6, according to the Survey of Portsouth 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.

Mineral and mining rights excepted:

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

\$218,250.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.


This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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 successors, administrators and/or assigns covenant with the said Grantees, 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 successors, administrators and/or assigns shall warrant and defend the same to the said Grantees, 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 7th day of January, 2020.

Cornerstone Property Group, LLC

By:  (SEAL)
Adam Ladner, Member/Manager

State of ALABAMA)

JEFFERSON County)

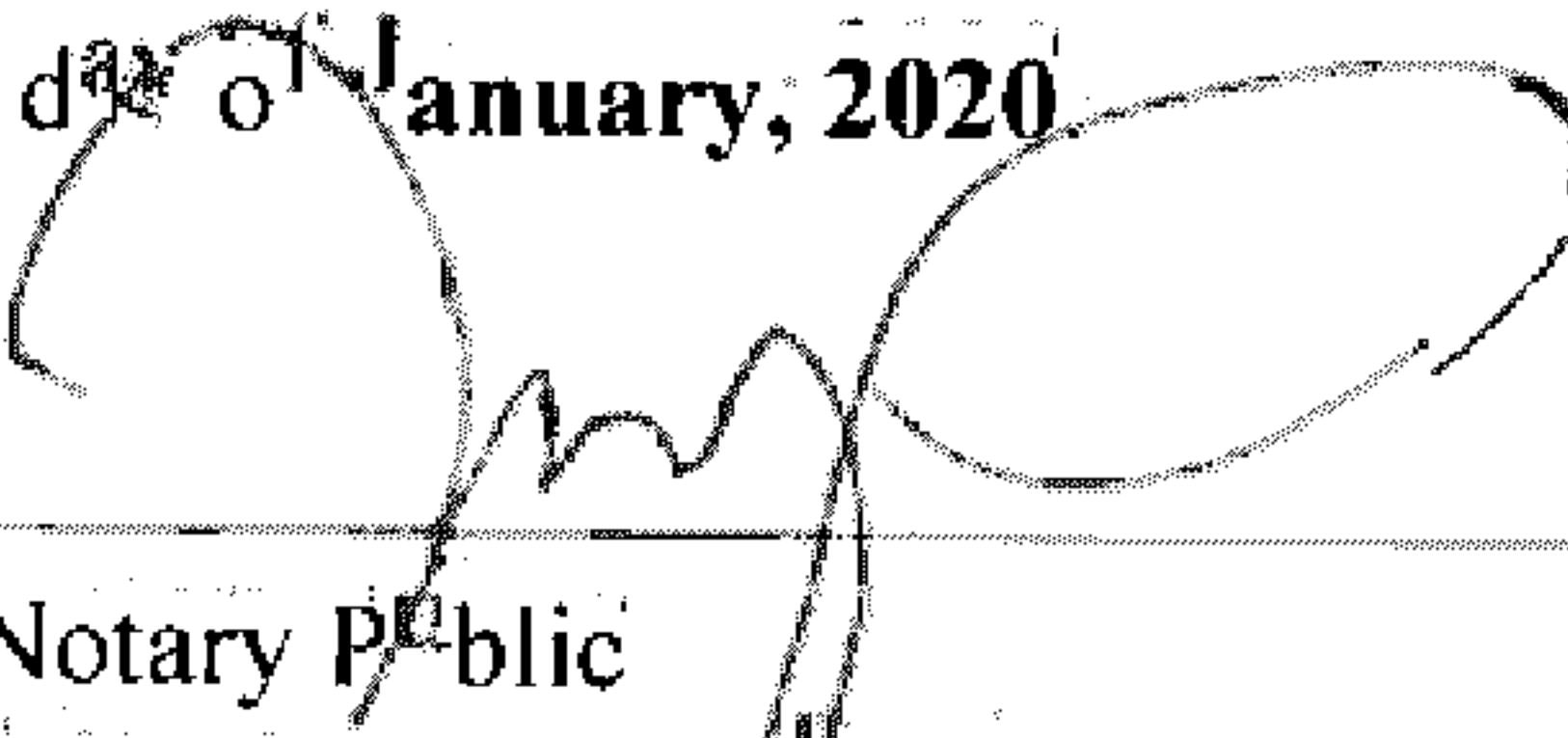
General Acknowledgment

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 limited liability company on the day the same bears date.

Given under my hand and official seal this the 7th day of January, 2020

(SEAL)

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-A

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
 Mailing Address PO Box 162
Pelham, AL 35124

Grantee's Name Kincey & Eduardo Ribano
 Mailing Address 100 Cape Cod Circle
Alabaster AL 35007

Property Address 100 Cape Cod Circle
Alabaster, AL 35007

Date of Sale 1/7/2020
 Total Purchase Price \$ 225,000

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 1/7/20

Print Suzanna Decatur

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) Circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/09/2020 01:30:09 PM
 \$35.00 CHERRY
 20200109000013180

(verified by)

Allen S. Bayl

Form RT-1