

**SEND TAX NOTICE TO:**

Cornerstone Property Group, LLC  
P.O. Box 162,  
Pelham, AL 35124

**20200217000064510**  
**02/17/2020 03:51:06 PM**  
**DEEDS 1/3**

**This instrument prepared by:**

Frank Steele Jones  
Frank Jones & Associates, LLC  
500 Southland Drive, Suite 230  
Hoover, AL 35226

**WARRANTY DEED**

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

That in consideration of **Two Hundred and Two Thousand, Five Hundred Dollars and Zero cents (\$202,500.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Joshua M. Pyle, an unmarried man** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Cornerstone Property Group, LLC** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Jefferson County, Alabama**, to-wit:

**Lot 618 according to the Survey of Forest Parks, 6th Sector, 2nd Phase, as recorded in Map Book 24, Page 110, and Instrument #1998-42209, in the Probate Office of Shelby County, Alabama.**

**Less and Except:**

**A part of Lot 618 of Forest Parks 6th Sector 2nd Phase as recorded in Map Book 24 on Page 110 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:**

**Begin at an iron pin found at the northernmost corner of said Lot 618; thence run in a Southeasterly direction along the Northeast line of said Lot 618 and also along the Southwest line of Lot 617 in said Forest Parks 6th Sector, 2nd Phase, for a distance of 165.01 feet to an iron pin found at the easternmost corner of said Lot 618, said iron pin being on a curve to the left having a central angle of 00 degrees, 13 minutes, 49 seconds and a radius of 496.79 feet; thence run in a Southwesterly direction along the Southeast line of said Lot 618 and also along the Northwest right of way of Cliff Road in said Forest Parks 6th Sector, 2nd Phase and also along the arc of said curve, for a distance of 2.00 feet to a point; thence turn an angle to the right from the tangent of last stated curve of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction for a distance of 165.00 feet to a point on the Northwest line of said Lot 618; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction along the Northwest line of said Lot 618 for a distance of 2.66 feet to the point of beginning. Said part containing 384 square feet, more or less.**


**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.**

**\$242,500.00 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 **11th day of February, 2020.**

 \_\_\_\_\_ (SEAL)

**Joshua M. Pyle**

**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 **Joshua M. Pyle**, 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, she, executed the same voluntarily for and as her own act on the day the same bears date.

Given under my hand and official seal this the **11th day of February, 2020.**

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

th day of February, 2020.



---

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 Joshua M. Pyle  
 Mailing Address 169 Cliff Rd, Chelsea, AL 35147

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

Property Address 169 Cliff Rd, Chelsea, AL 35147

Date of Sale 2/11/2020

Total Purchase Price: \$202,500.00

Actual Value or \$

Assessor's Market Value or \$

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 2/11/2020

Print Suzanna Brooke Deaton

U n a t t e s t e d S i g n

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

