

20200601000218210
06/01/2020 01:18:25 PM
DEEDS 1/2

Send tax notice to:
Nancy S. Burns
266 Woodbury Drive
Sterrett, Alabama 35147
CHL2000091

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars (\$269,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Cornerstone Property Group, LLC**, whose mailing address is: PO Box 162, Pelham, AL 35124 (hereinafter referred to as "Grantor"), by **Nancy S. Burns** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 207, according to the Survey of Forest Parks, Second Sector, as recorded in Map Book 22, Page 71 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$269,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and
assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 29th
day of May, 2020.

Cornerstone Property Group, LLC



By Adam Ladner, Sole Member

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cornerstone Property Group, LLC, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

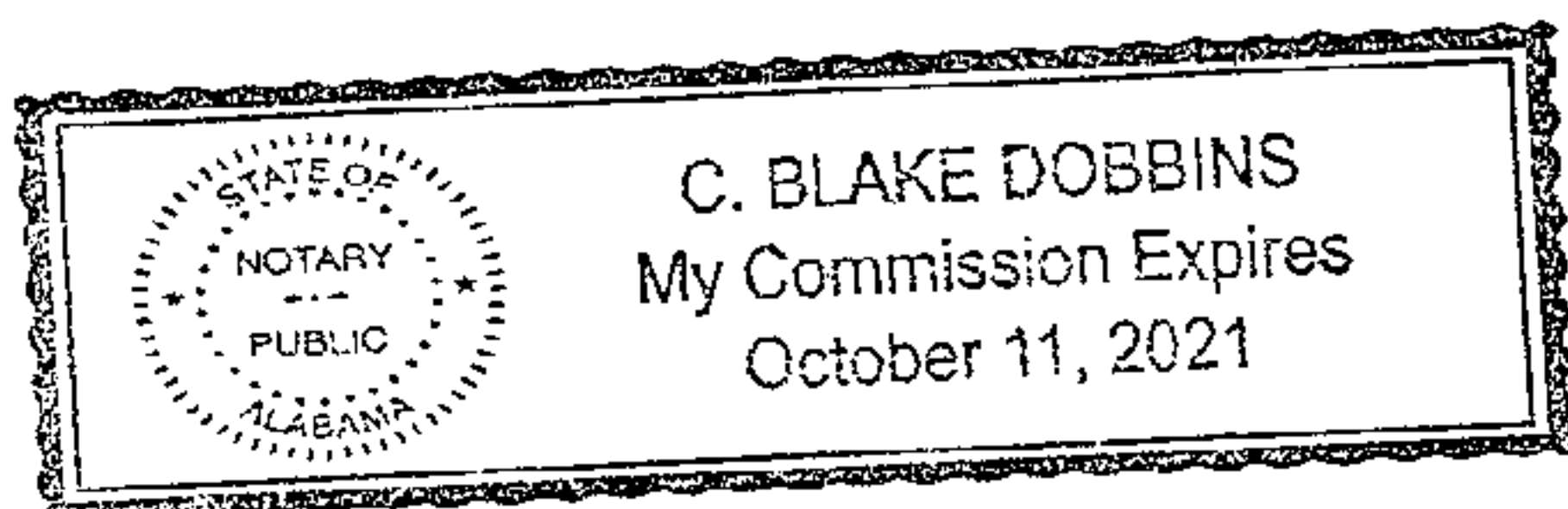
Given under my hand and official seal this, the 29th day of May, 2020.



Notary Public

Print Name: C. Blake Dobbins

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2020 01:18:25 PM
\$26.00 JESSICA
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Allie S. Beryl