

**SEND TAX NOTICE TO:**

David W. Hilton and Jillian Gibson Hilton  
169 Cliff Road  
Hoover, AL 35226

**This instrument was prepared by:**

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

**20200617000247130**  
**06/17/2020 11:41:33 AM**  
**DEEDS 1/2**

**WARRANTY DEED**

**State of Alabama**

)

**Shelby County**

)

)

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Three Hundred and Fourteen Thousand Dollars and Zero Cents (\$320,000.00)**, 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 "Grantor" whether one or more), grants, bargains, sells and conveys unto **Bain Riley Gurley and wife, Katie Smith Gurley**, (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby 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 2020, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

**\$304,000.00 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 **10th day of June, 2020**.

Cornerstone Property Group, LLC

By:  (SEAL)  
Adam Ladner, Member/Manager

State of ALABAMA )

SHELBY County )

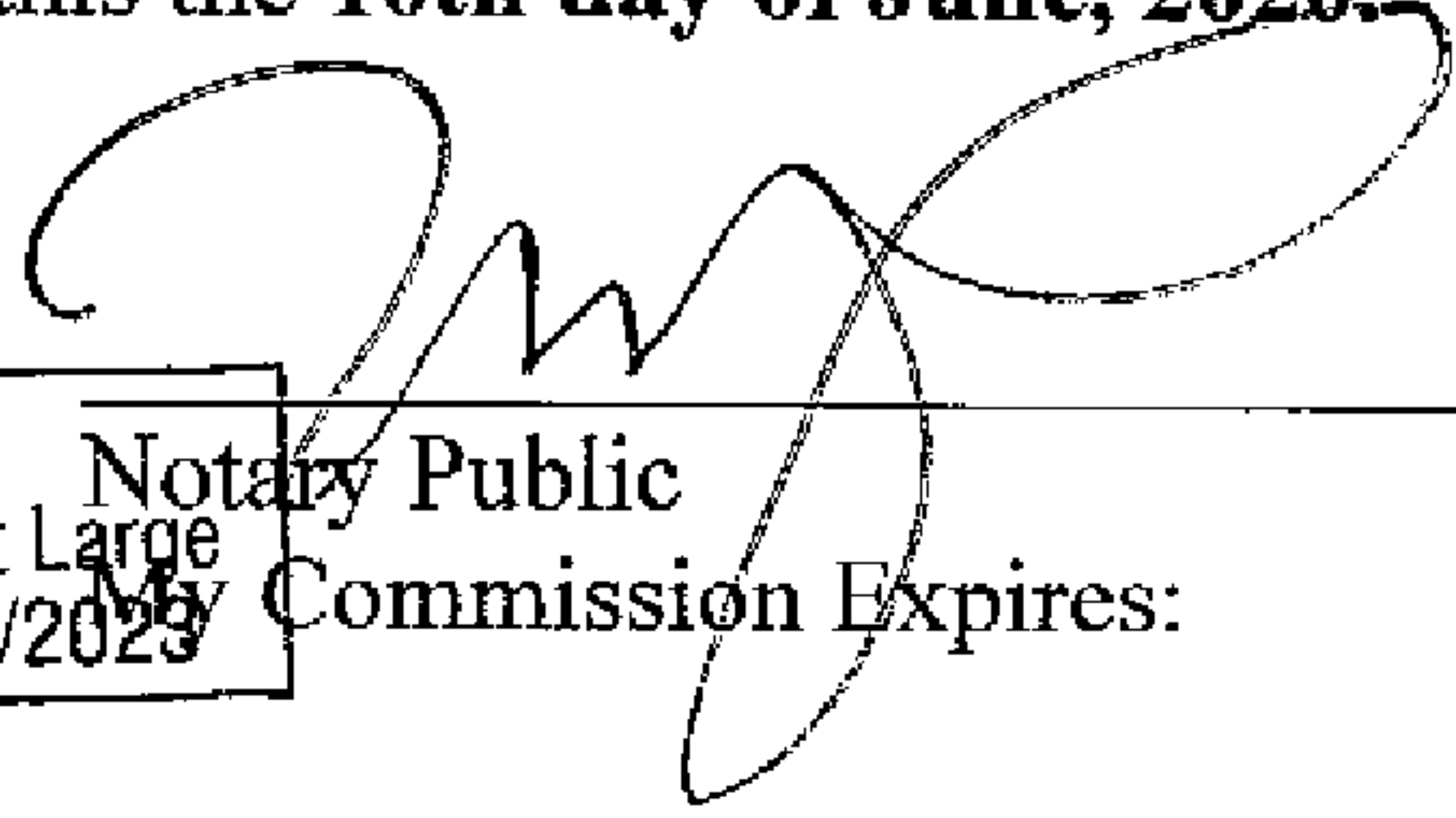
General Acknowledgment

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 **10th day of June, 2020.**

(SEAL)

File#: 2020036-A

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/17/2020 11:41:33 AM  
\$41.00 CHERRY  
20200617000247130

