

**SEND TAX NOTICE TO:**  
Cornerstone Property Group, LLC  
PO Box 248  
McCalla, AL 35111

**20210208000064380**  
**02/08/2021 10:20:26 AM**  
**DEEDS 1/2**

**This instrument prepared by:**  
Frank Steele Jones  
Regency Title & Closing, LLC  
500 Southland Drive, Suite 230  
Hoover, Alabama 35226

## **SPECIAL WARRANTY DEED**

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

That in consideration of **Two Hundred Thousand Dollars and Zero cents (\$200,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **SD IRA Mark Roth, LLC**, (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 **Shelby County, Alabama**, to-wit:

**Lot 7, according to the Map and Survey of Old Mill Trace, Second Sector, as recorded in Map Book 8, page 156 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 2021, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

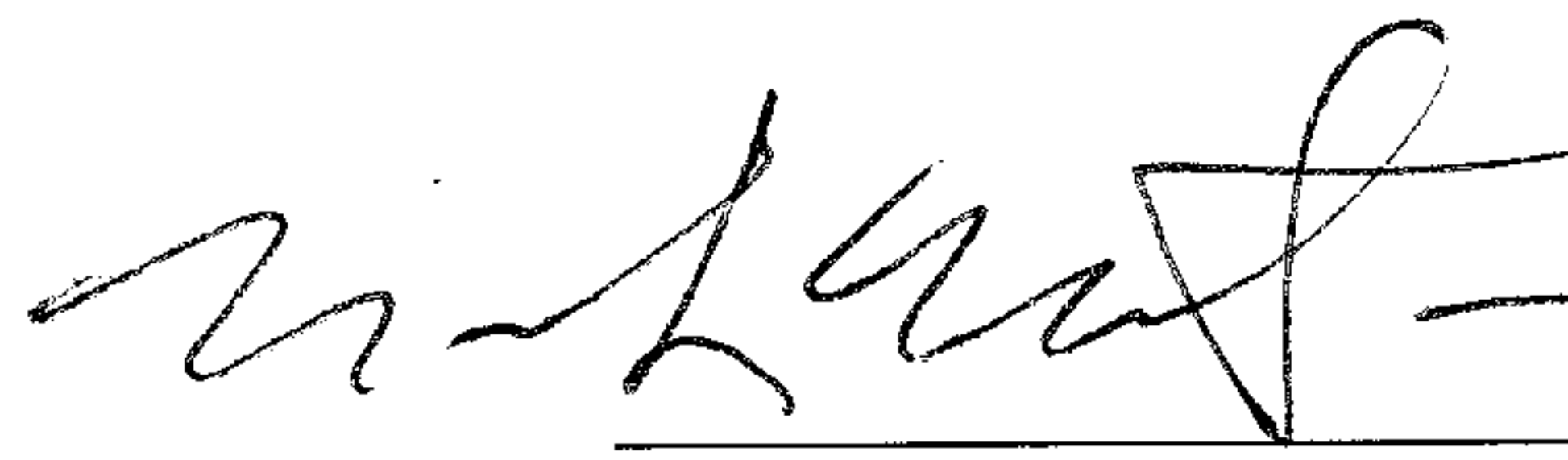
**\$265,000.00 of the above referenced purchase price was paid for with mortgage(s) executed simultaneously herewith.**

**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 **5th day of February, 2021.**

SD IRA Mark Roth, LLC

 MEMBER  
MANAGER (SEAL)  
Mark Motes, Member/Manager

State of ALABAMA

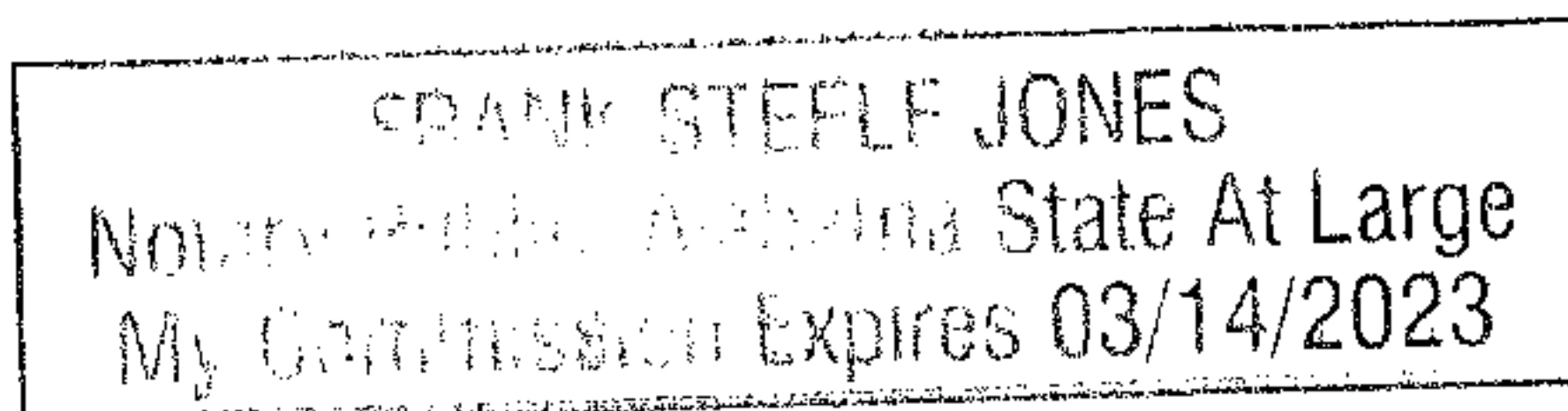
General Acknowledgment

JEFFERSON County

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Mark Motes**, as **Member/Manager for SD IRA Mark Roth, LLC** whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same on behalf of the act of the corporation on the day the same bears date.

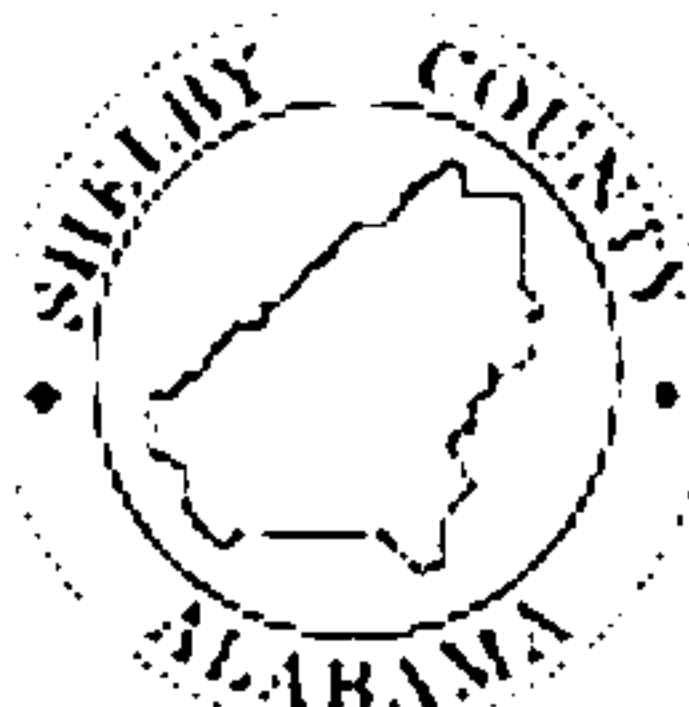
Given under my hand and official seal this the **5th day of February, 2021**.

(SEAL)



  
Notary Public  
My Commission Expires: **3/14/2023**

File # 2021029-A



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/08/2021 10:20:26 AM  
\$26.00 CHERRY  
20210208000064380

