20211105000537430 11/05/2021 01:28:54 PM DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Cornerstone Property Group, LLC
P.O. Box 162
Pelham, AL 35124

STATE OF ALABAMA)	GENERAL WARRANTY DEEL
COUNTY OF JEFFERSON)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TEN THOUSAND AND 00/100 (\$110,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Ralph E. Price, an unmarried person (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Cornerstone Property Group, LLC (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 49 according to the Survey of Shelby Forest Estates, 2nd Sector as recorded in Map Book 23, Page 24 A & B, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Ralph E. Price is the surviving grantee of that certain deed recorded in Inst 2000-25492, the other grantee, Rhonda Price having died on November 17, 2010

Property Address: 613 Shelby Forest Trail, Chelsea, AL 35043

ALL of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this 5th day of November, 2021.

Ralph E. Price

STATE OF ALABAMA

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ralph E. Price 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of November, 2021.

Jeff.W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2024

JEFFREY WADE PARNIER

My Commission Expires

September 13, 2024

tores of the contraction of the

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	Ralph E. Price 2217 SW Granite Ct.	Grantee's Name Mailing Address	Cornerstone Property Group, LLC P.O. Box 162 Delbary, A.L. 25124
	Blue Springs, MO 64015	Date of Sale	Pelham, AL 35124 November 5, 2021
Property Address	613 Shelby Forest Trail Chelsea, AL 35043	Total Purchase Price Or	,
Statute Contraction of the Contr	Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk	Actual Value Or Or	\$
ABASIS	Shelby County, AL 11/05/2021 01:28:54 PM \$29.00 CHERRY 20211105000537430	Assessor's Market Valu	
The purchase procedure (Record Contract)	rice or actual value claimed ecordation of documentary e	this form can be verified in the evidence is not required)	following documentary evidence:
		Appraisal	
Sales Co	ontract	Other:	
XClosing			
—	nce document presented for a serious form is not required.	recordation contains all of the requi	ired information referenced above,
	1 •1• 11	Instructions	ng converting interest to property
	and mailing address - provint mailing address.	ide the name of the person or person	ns conveying interest to property
Grantee's name being conveyed		ide the name of the person or perso	ns to whom interest to property is
<u> </u>	ss - the physical address of to the property was conveye	the property being conveyed, if available	ilable. Date of Sale - the date on
	price - the total amount paid e instrument offered for rec	d for the purchase of the property, bord.	ooth real and personal, being
conveyed by th	if the property is not being some instrument offered for recessor's current market v	sold, the true value of the property, ord. This may be evidenced by an avalue.	both real and personal, being appraisal conducted by a licensed
current use valu	uation, of the property as det ty for property tax purposes	be determined, the current estimate termined by the local official charg will be used and the taxpayer will be	ed with the responsibility of
accurate. I furth	best of my knowledge and be her understand that any false ed in Code of Alabama 1975	elief that the information contained a statements claimed on this form notice § 40-22-1 (h).	in this document is true and nay result in the imposition of the
Date 11-5-20	021 Print	Jeff W. Parmer	
Unattest		Sign Sign	10000
	(verified by)	(Grantor/Grant	tee/ Owner/Agent) circle one Form RT-1
			T, Alm T/T _T