

SEND TAX NOTICE TO:

Austin Pate

Nicole Pate

613 Shelby Forest Trail

Chelsea, AL 35043

20211229000612200

12/29/2021 04:02:47 PM

DEEDS 1/3

This instrument was prepared by:

Frank Steele Jones

Regency Title & Closing, LLC

500 Southland Drive, Suite 230

Hoover, Alabama 35226

WARRANTY DEED

State of Alabama

)

)

Shelby County

)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred and Eighty Thousand Dollars and Zero Cents (\$280,000.00)**, 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 **Austin Pate and Nicole Pate** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 49, according to the Map and Survey of Shelby Forest Estates, Second Sector, as recorded in Map Book 23, page 24A and B 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.

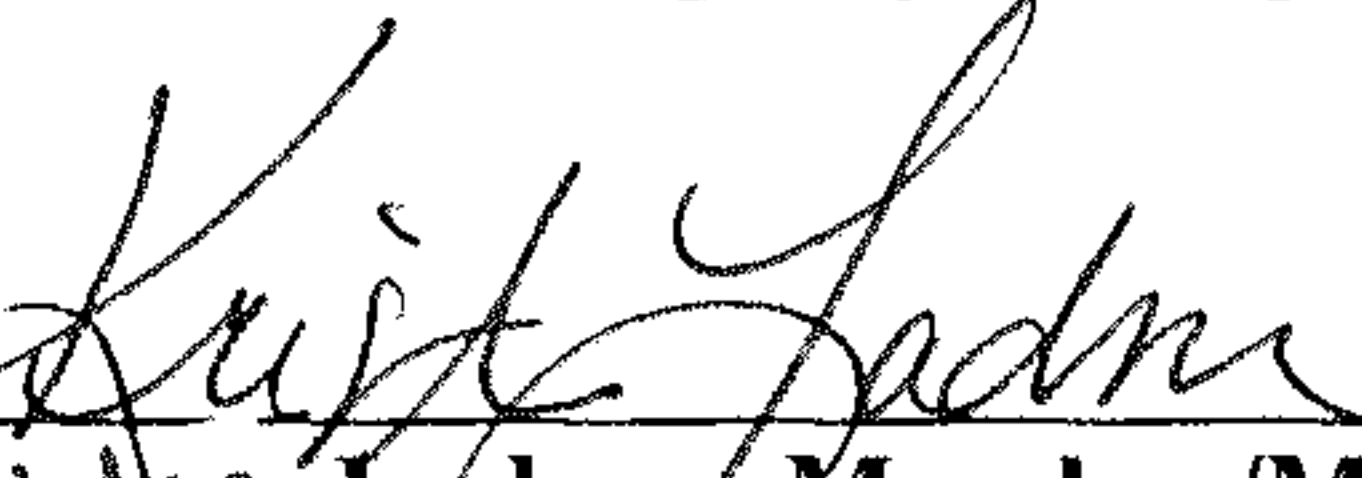
\$224,000.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

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 Grantees, 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 Grantees, 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 **28th day of December, 2021.**

Cornerstone Property Group, LLC

By:  (SEAL)
Kristen Ladner, Member/Manager

State of ALABAMA

)

General Acknowledgment

)

JEFFERSON County

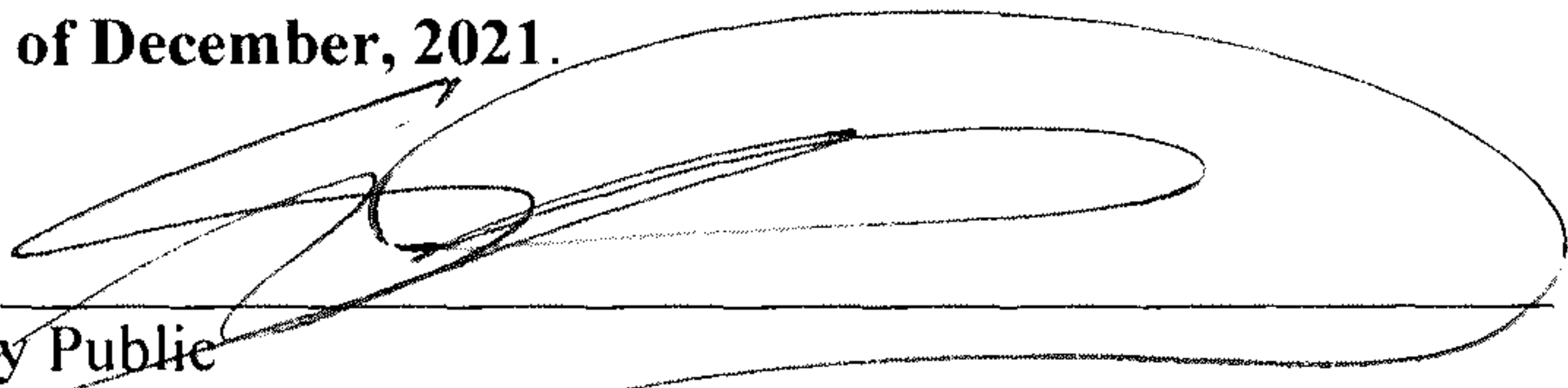
)

I, Suzanna Brooke Deaton, a Notary Public in and for said County, in said State, hereby certify that **Cornerstone Property Group, LLC, by and through Kristen 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 **28th day of December, 2021**.

(SEAL)

Suzanna Brooke Deaton
Notary Public, Alabama State At Large
My Commission Expires February 4, 2024


Notary Public
My Commission Expires:

File#: 2021516

Real Estate Sales Validation Form

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

Grantor's Name Cornstone Property Group
 Mailing Address P.O. Box 162
Pelham, AL 35124

Grantee's Name Austin + Nicole Pate
 Mailing Address 613 Shelby Forest Tr.
Chelsea, AL
35043

Property Address 613 Shelby Forest Tr.
Chelsea, AL 35043

Date of Sale 12/28/2021
 Total Purchase Price \$280,000.-

or
 Actual Value \$

or
 Assessor's Market Value \$

***Deed is being recorded for the purpose of clearing title and
 for no other reason.

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 12/29/21

Print Liz Buckingham

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/29/2021 04:02:47 PM
 \$84.00 CHARITY
 20211229000612200



Alex S. Boyd

Form RT-1