

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
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 DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$125,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Christy McBride, a single person; and Kevin Melvin, a single person** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Cornerstone Property Group, LLC** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

From the NE corner of the West half of SW 1/4 of NE 1/4 of Section 3, Township 24 South, Range 13 East, in Shelby County, Alabama, run S6°40'E 436 feet to the SW corner of W. W. Howell property; thence N6°40'W 30 feet to the South side of the paved street; thence turn an angle of 115°20' to the left and run 115 feet on and along said South line of street to the beginning point of the parcel of land herein described; from the beginning point thus established turn an angle of 93°30' left and run 150 feet; thence turn an angle of 93°30' right and run 100 feet; thence turn an angle of 86°30' right and run 150 feet to the South side of Street; thence turn an angle of 93° 30' right and run 100 feet to Point of Beginning, the last course being along the South side of said Street, situated in Shelby County, Alabama.

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

Property Address: **2393 20th Street, Calera, AL 35040**

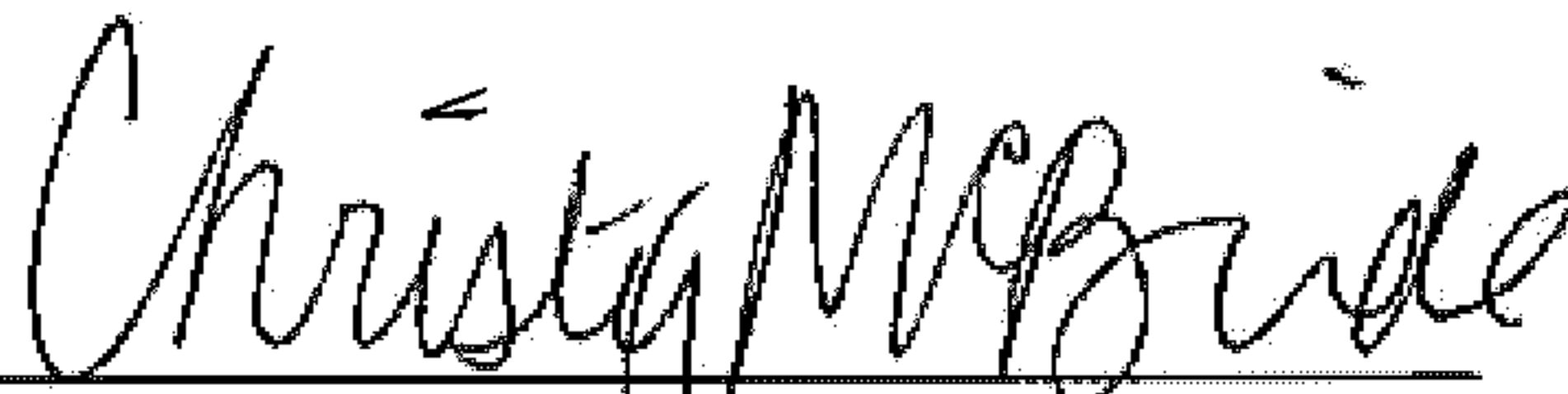
\$125,000.00 of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are 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

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 GRANTORS will, and GRANTORS' 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **May 25, 2022**.


Christy McBride


Kevin Melvin

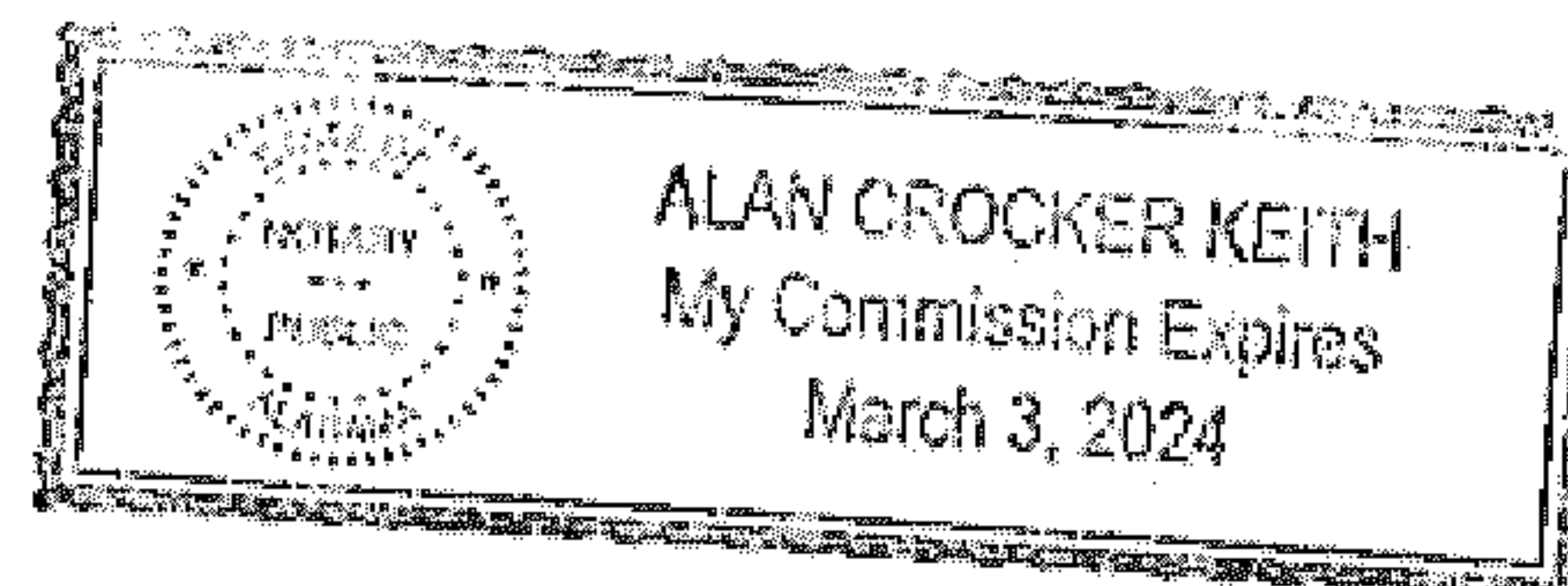
STATE OF ALABAMA)
 ;
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Christy McBride and Kevin Melvin**, whose names are 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **May 25, 2022**.



NOTARY PUBLIC
My Commission Expires: **03/03/2024**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Christy McBride and Kevin Melvin
 Mailing Address 2050 21st Avenue
Calera, AL 35040

Grantee's Name Cornerstone Property Group, LLC
 Mailing Address P.O. Box 162
Pelham, AL 35124

Property Address 2393 20th Street
Calera, AL 35040

Date of Sale May 25, 2022
 Total Purchase Price \$125,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$

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

 App
 Oth



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/26/2022 08:01:08 AM
 \$29.00 JOANN
 20220526000212540

 X Closing Statement

Alan C. Keith

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 5-25-2022 Print Alan C. Keith

 Unattested

(verified by)

Sign

Alan C. Keith

(Grantor/Grantee/ Owner/Agent) circle one