

SEND TAX NOTICE TO:

Cornerstone Property Group, LLC
PO Box 248
McCalla, AL 35111

20220613000233590
06/13/2022 08:02:49 AM
DEEDS 1/3

This instrument prepared by:

Frank Steele Jones
Regency Title & Closing, LLC
500 Southland Drive, Suite 230
Hoover, Alabama 35226

WARRANTY DEED

State of Alabama

)

)

KNOW ALL MEN BY THESE PRESENTS:

Shelby County

)

That in consideration of **One Hundred and Fifty-Five Thousand Dollars and Zero cents (\$155,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **New Day Properties, 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 22, according to the Map and Survey of Portsmouth, First Sector, as recorded in Map Book 6, page 22 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 2022, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

\$215,000.00 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 9th day of June, 2022.

New Day Properties, LLC

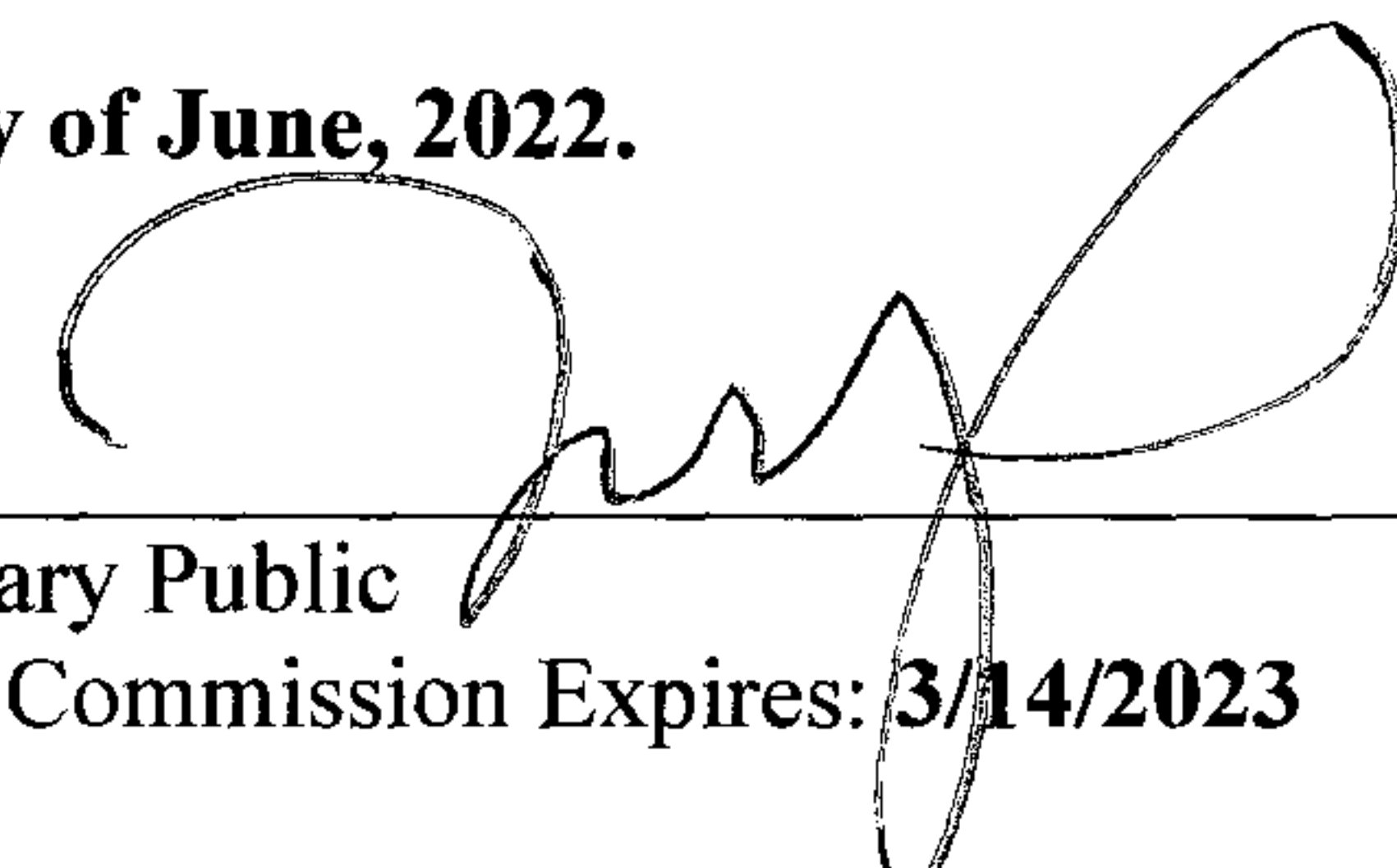
 (SEAL)
Mitchell Martin, Member/Manager

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 **Mitchell Martin, as Member/Manager for New Day Properties, 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 9th day of **June, 2022**.

(SEAL)



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

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

Grantor's Name New Day Properties, LLC
 Mailing Address 115 Emerald Lake Dr.
Peelham, AL 35124

Grantee's Name Corpus Christi Prop. Group
 Mailing Address 164 Rockford Rd.
Indian Springs AL
35124

Property Address 113 Portsouth Lane
Alabaster, AL 35007

Date of Sale June 9, 2022
 Total Purchase Price \$155,000.00

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 June 10, 2022

Print Liz Buckingham

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/13/2022 08:02:49 AM
 \$29.00 JOANN
 20220613000233590

Allie S. Byrd