

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:
Luz Maria Ojeda Villanueva
2393 20th Street
Calera, AL 35040

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Cornerstone Property Group, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Luz Maria Ojeda Villanueva** (hereinafter referred to as GRANTEE), his/her heirs 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**

\$156,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

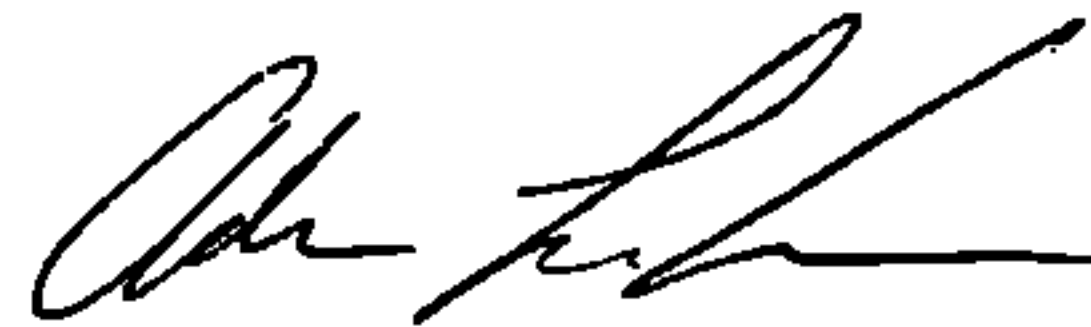
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **16th day of August, 2022.**

Cornerstone Property Group, LLC

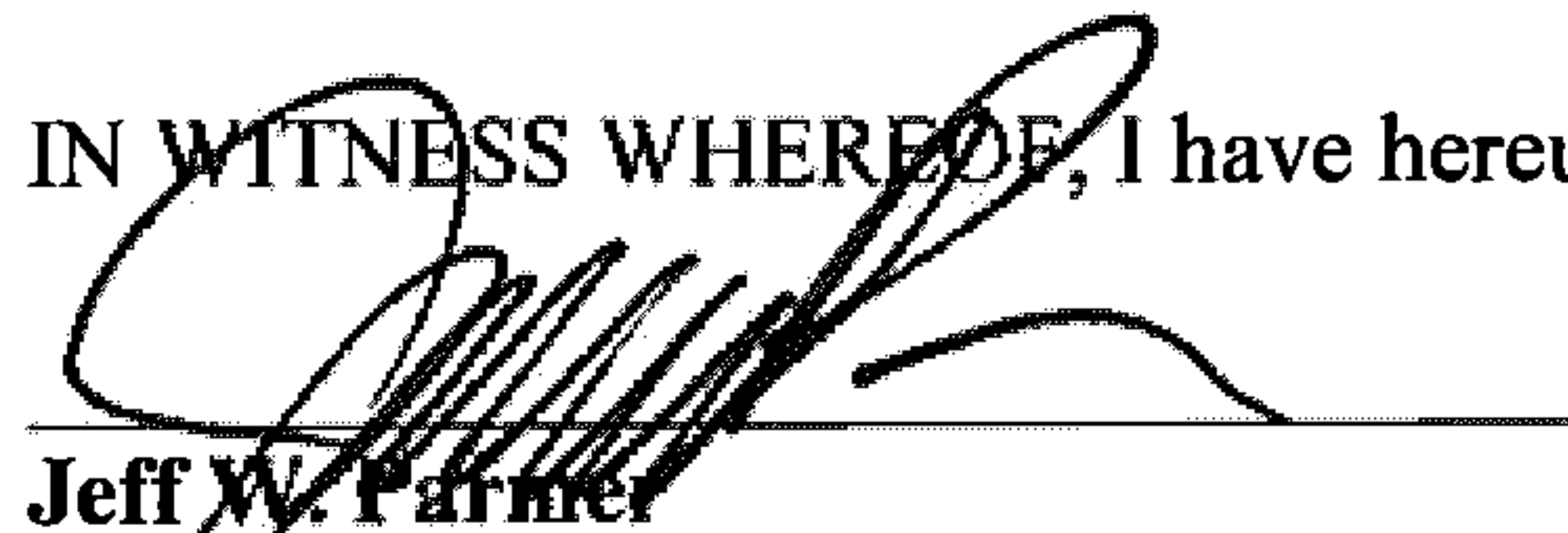


By: Adam Ladner
Its Managing Member

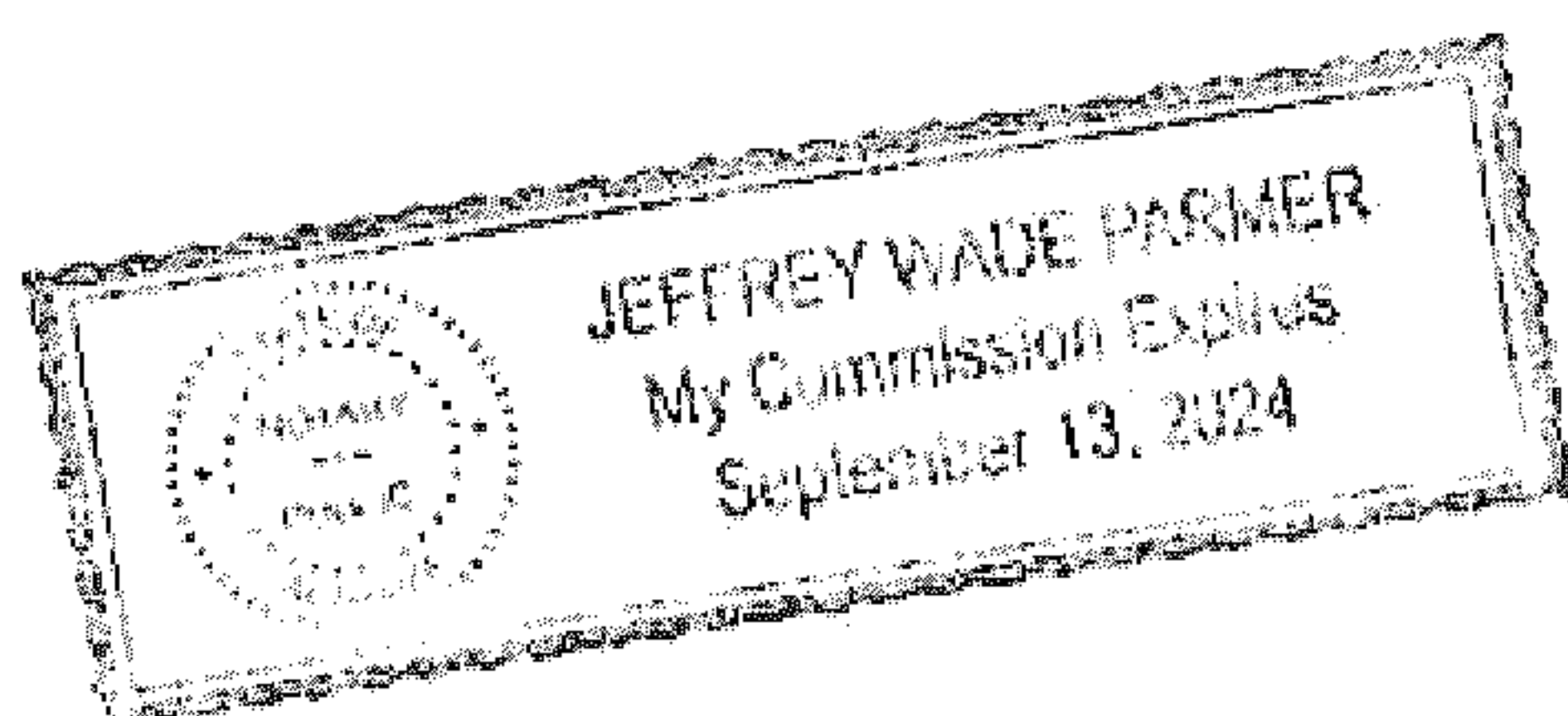
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Adam Ladner** whose name as **Managing Member** of **Cornerstone Property Group, LLC**, 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 as such **Managing Member** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **16th day of August, 2022.**


Jeff W. Parmer

NOTARY PUBLIC
My Commission Expires: **09/13/2024**



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

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

Grantee's Name Luz Maria Ojeda Villanueva
 Mailing Address 2393 20th Street
Calera, AL 35040

Property Address 2393 20th Street
Calera, AL 35040

Date of Sale August 16, 2022
 Total Purchase Price \$210,000.00

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

☐ Appraisal
☐ Other: _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/17/2022 08:32:47 AM
 \$82.00 JOANN
 20220817000322220

☒ Closing Statement

Allen S. Byrd

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 8-16-2022 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

Jeff W. Parmer

(Grantor/Grantee/ Owner/Agent) circle one