

SEND TAX NOTICE TO:
Cornerstone Property Group, LLC

20230320000074850
03/20/2023 09:56:50 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 Sixty-Three Thousand, Five Hundred Dollars and Zero cents (\$163,500.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Cheryl A. Foust and spouse, Robert D. Foust** (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 16, according to Survey of Navajo Hills, 6th Sector, Map of which is recorded in Map Book 6, Page 67, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: A part of Lot 16 Navajo Hills 6th Sector, as recorded in Map Book 6, Page 67 in the Office of the Judge of Probate of Shelby County, Alabama: described as follows: Begin at the Southeast corner of said Lot 16; thence run West along the North lot line 15.36 feet of a point on the edge of a concrete drive; Thence turn right 102 degrees 01 minutes 21 seconds and run Northeast along the edge of said drive a distance of 15.4 feet to a point on the Westerly right of way of Cross Path Drive; thence run South along said right of way 3.2 feet to the point of beginning.


Subject to ad valorem taxes for the years 2023, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

\$238,500.00 of the above referenced purchase price was paid for with mortgage(s) executed simultaneously herewith.

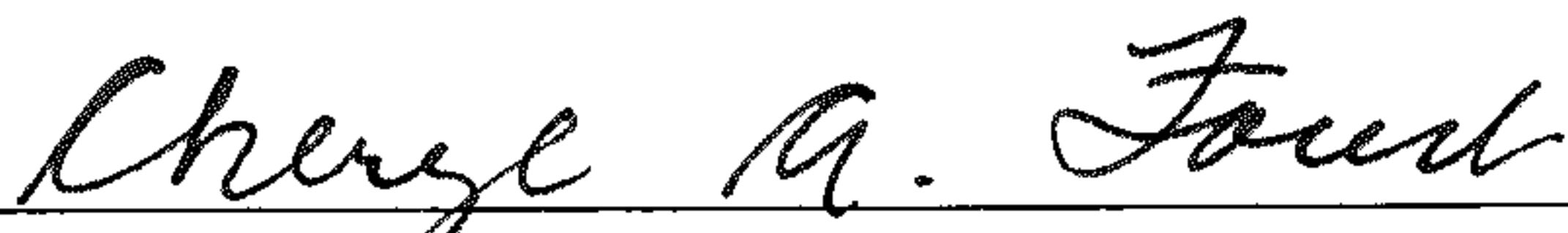
TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, its successors and assigns forever.

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 **17th day of March, 2023.**



Robert D. Foust (SEAL)



Cheryl A. Foust (SEAL)

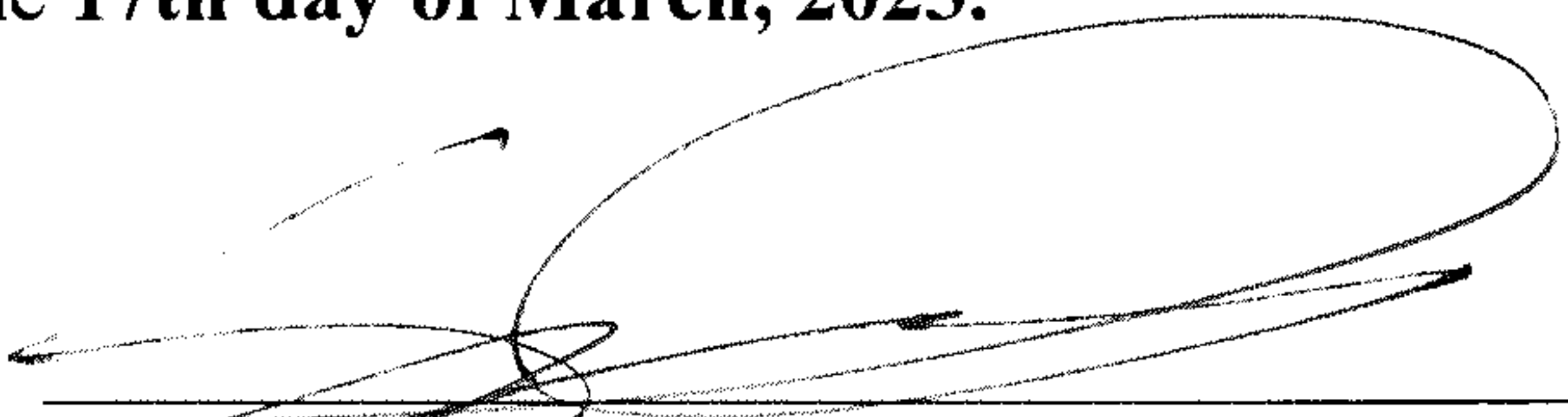
State of Alabama)
)
Shelby County)

General Acknowledgment

I, Suzanna Brooke Deaton, a Notary Public in and for said County, in said State, hereby certify that **Cheryl A. Foust and Robert D. Foust**, 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 conveyance, they, executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the **17th day of March, 2023**.

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



Notary Public
My Commission Expires: 2/4/24

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

Grantor's Name	Robert D. Foust and Cheryl A. Foust	Grantee's Name	Cornerstone Property Group, LLC
Mailing Address	1471 Cross Path Drive	Mailing Address	P.O. Box 162
	Alabaster, AL 35007		Pelham, AL 35124

Property Address **1471 Cross Path Drive**
Alabaster, AL 35007

Date of Sale **3/17/2023**Total Purchase Price **\$ 163500**

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/20/2023 09:56:50 AM
 \$29.00 JOANN
 20230320000074850

or

Actual Value

\$

or

Assessor's Market Value \$



The purchase price or actual value claim *Allen S. Byrd* 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 **3/17/2023**Print **Suzanna Brooke Deaton**☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one