

**SEND TAX NOTICE TO:**  
Cornerstone Property Group, LLC  
P.O. Box 162,  
Pelham, AL 35124

20240207000030740  
02/07/2024 12:45:55 PM  
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 )  
Jefferson County ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred and Fifty-Seven Thousand Dollars and Zero cents (\$153,500.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **James Dwight Fannin and spouse, Vickie Hodges Fannin**, (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 **Jefferson County, Alabama**, to-wit:

**Lot 40, according to the Map and Survey of Shelby Forest Estates, Second Sector, as recorded in Map Book 23, page 24a & B in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**

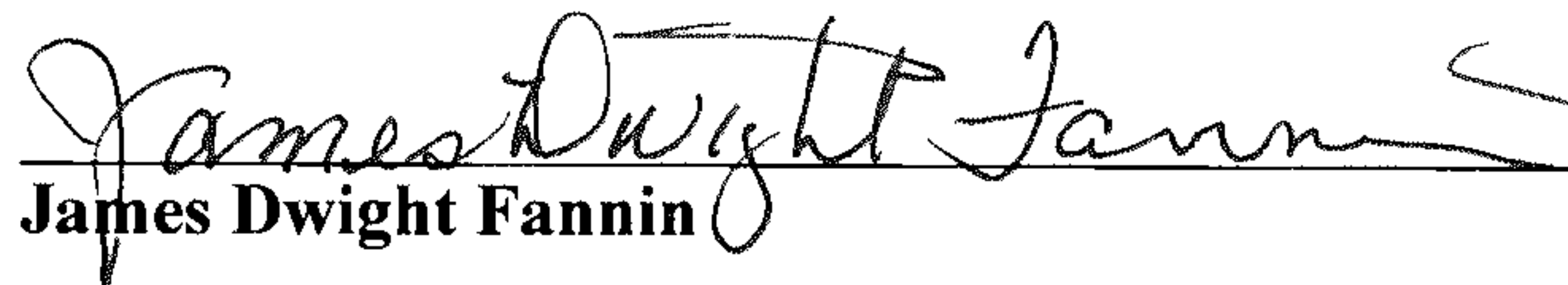
**Subject to ad valorem taxes for the years 2024, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

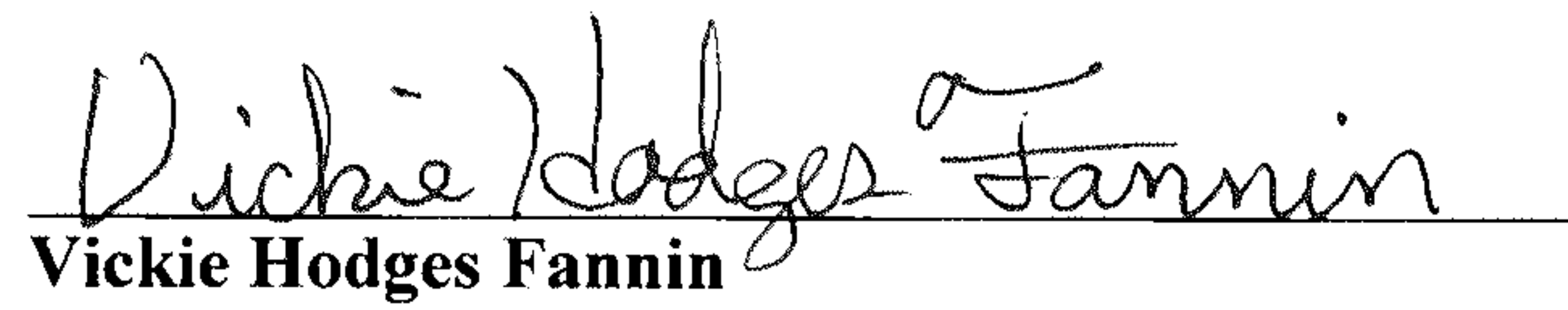
**\$225,000.00 of the above referenced purchase price was paid for with mortgage(s) executed simultaneously herewith.**

**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 **2nd day of February, 2024**.

 (SEAL)  
James Dwight Fannin

 (SEAL)  
Vickie Hodges Fannin

State of Alabama )

Jefferson County )

General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **James Dwight Fannin Vickie Hodges Fannin**, 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 **2nd day of February, 2024.**

(SEAL)

**Frank Steele Jones**  
Notary Public, Alabama State At Large  
My Commission Expires 3/14/2027

  
Notary Public  
My Commission Expires: 3/14/2027

File # 2024010

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

Grantor's Name James and Vickie Fannin  
 Mailing Address 651 Shelby Forest Trail, Chelsea, AL 35043  
 \_\_\_\_\_  
 \_\_\_\_\_

Grantee's Name Cornerstone Property Group, LLC  
 Mailing Address PO Box 162  
Pelham, AL 35124  
 \_\_\_\_\_  
 \_\_\_\_\_

Property Address 651 Shelby Forest Trail, Chelsea, AL 35043  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 2/2/2024

Total Purchase Price \$153,500.00

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/07/2024 12:45:55 PM  
 \$29.00 PAYGE  
 20240207000030740

*Allen S. Byrd*

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

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 2/2/2024

Print Suzanna Brooke Deaton

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**