

**SEND TAX NOTICE TO:**  
Cornerstone Property Group, LLC

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**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 **Two Hundred and Thirty-Two Thousand Dollars and Zero cents (\$232,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **John H. Grubb and spouse, Debbie L. Grubb**, (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 20, according to the Map and Survey of Quail Run, as recorded in Map Book 7, page 22 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**

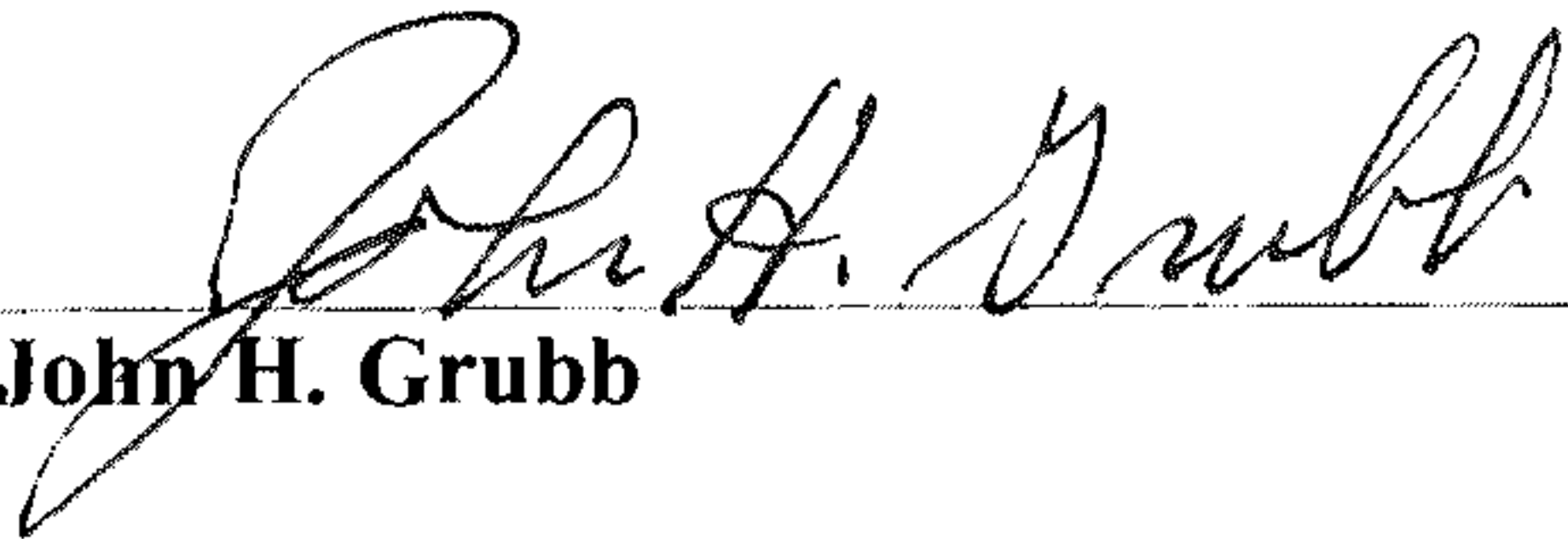
**Subject to ad valorem taxes for the year 2024, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

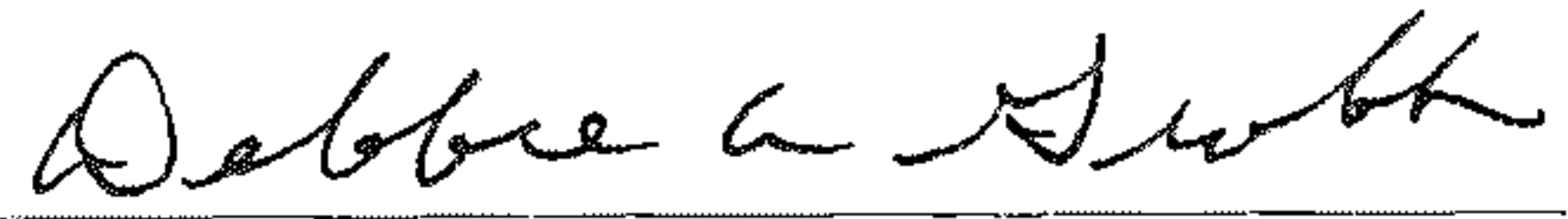
**\$312,000.00 of the above referenced purchase price was paid for with mortgage(s) executed simultaneously herewith.**

**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 1 day of July, 2024.

 (SEAL)  
John H. Grubb

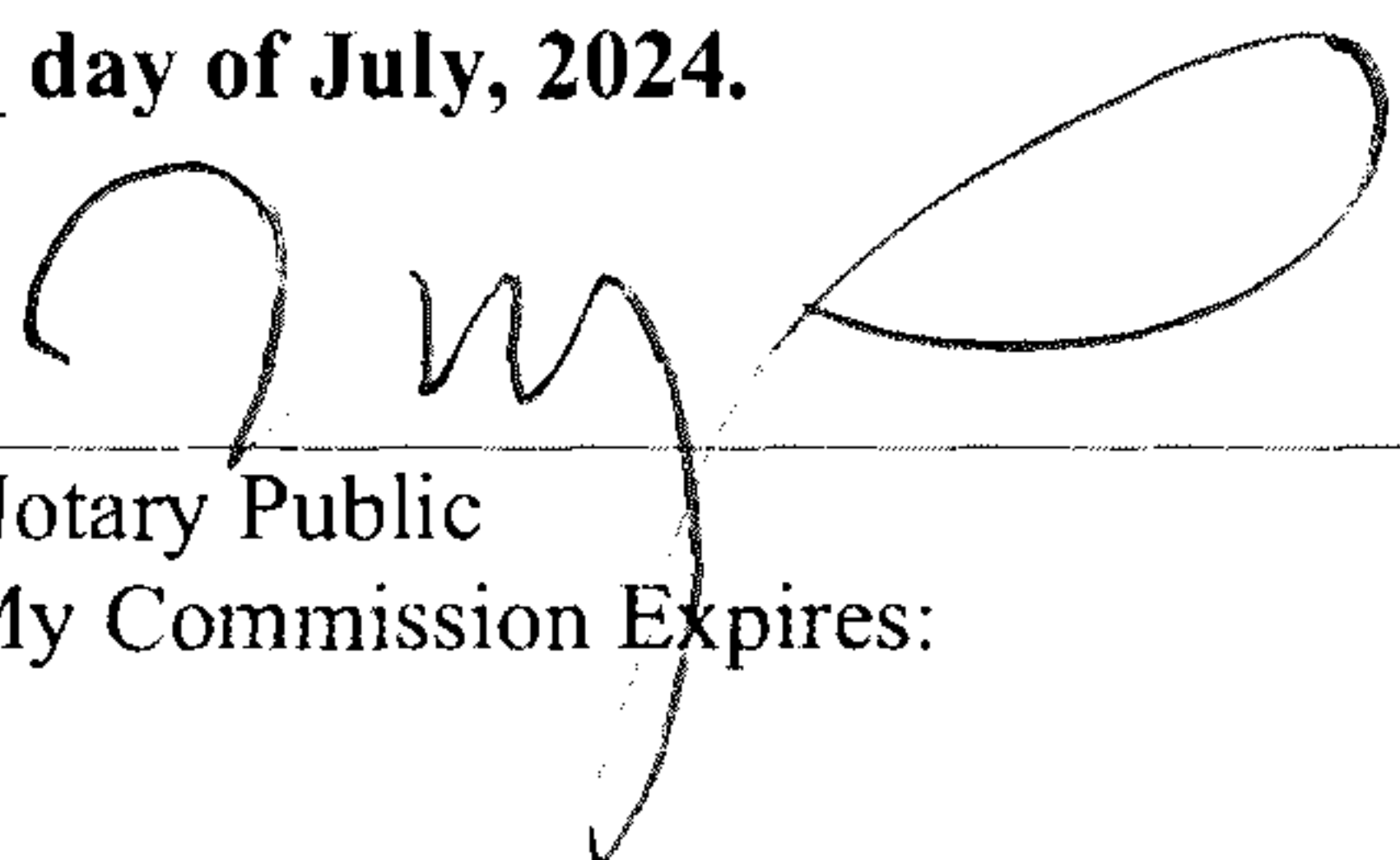
 (SEAL)  
Debbie L. Grubb

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 **John H. Grubb and Debbie L. Grubb** whose name 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 conveyance, he, executed the same voluntarily for and as his own act on the day the same bears date.

Given under my hand and official seal this the 1 day of July, 2024.

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

  
Notary Public  
My Commission Expires:

File # 2024099

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

Grantor's Name John and Debbie Grubb  
 Mailing Address **6514 Browning Circle**  
**Pelham, AL 35124**

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

Property Address 6514 Browning Circle  
Pelham, AL 35124

Date of Sale July 1, 2024

Total Purchase Price \$ 232,000

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  
 07/02/2024 01:07:04 PM  
 \$29.00 BRITTANI  
 20240702000200250

*Brittani*

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 7/01/2024

Print Frank Steele Jones

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**