

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To/ **Grantee's Address:**
Cornerstone Property Group LLC
PO Box 162
Pelham, AL 35124

LIMITED LIABILITY COMPANY WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Two Hundred Thousand and No/100 Dollars---(\$200,000.00) and other good and valuable consideration paid to the undersigned grantor, **Birmingham Homebuyers LLC**, an Alabama limited liability company, of 8949 Roebuck Blvd., Birmingham, AL 35206, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Cornerstone Property Group LLC**, an Alabama limited liability company (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 116, according to the Survey of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama.

Property Address: 1906 Chandagreen Lane, Pelham, AL 35124

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.

Mineral and mining rights excepted not owned by grantor.

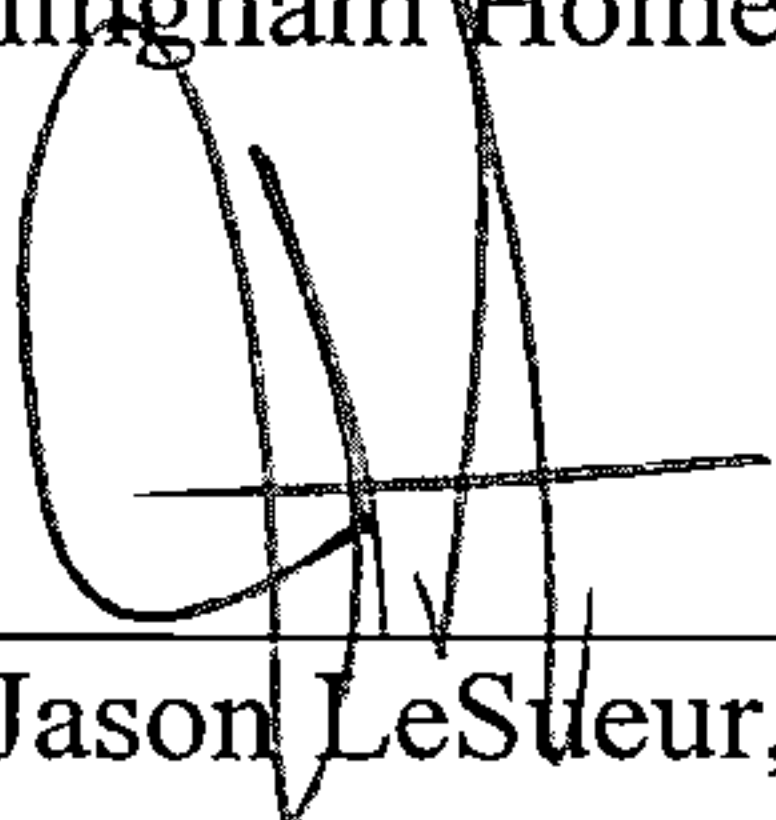
The entire purchase price was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith, said loan being in the amount of \$200,000.00.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Members who are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of July, 2024.

Birmingham Homebuyers LLC


By: Jason LeSueur, Managing Member

STATE OF ALABAMA*
JEFFERSON COUNTY*

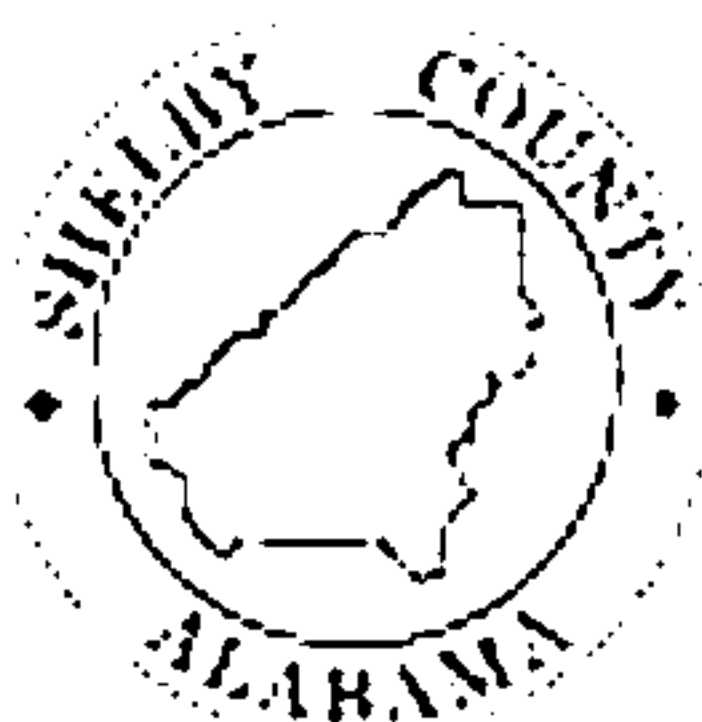
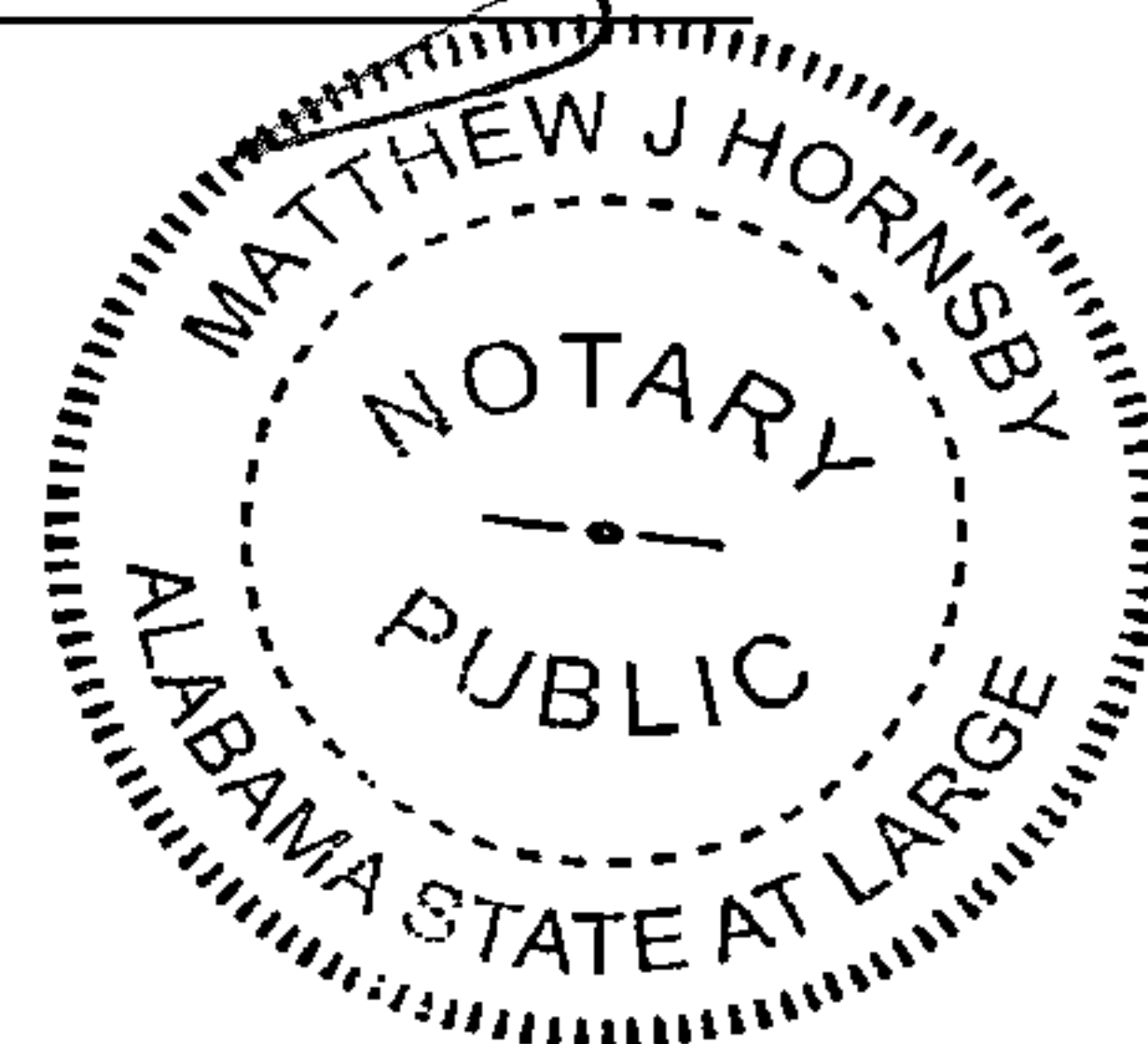
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason LeSueur, as managing member of Birmingham Homebuyers LLC, an Alabama Limited Liability company and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, he as such member, and with full authority, executed the same voluntarily for and acting as said Limited Liability Company.

Given under my hand and official seal, this 16th day of July, 2024.

My Commission Expires: 9/17/24


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2024 02:34:01 PM
\$26.00 JOANN
20240716000216550

