This Instrument Prepared By: Garry S. McAnnally, Esq. Garry S. McAnnally, LLC Attorneys at Law 6847 Halcyon Park Dr. Montgomery, AL 36117 File No. 24-1025

	WARRANTY DEED		
STATE OF ALABAMA COUNTY OF SHELBY)		

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seven Hundred Thirty Five Thousand (\$735,000.00), the amount of which can be verified in the Sales Contract between the Parties, and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, Stacy Wade Adams, as Trustee of The Emogene "Jean" Argo Adams Revocable Trust dated August 10, 2016, in trust, as well as an amendment dated August 16, 2016 (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto Cornerstone Property Group LLC, an Alabama limited liability company (herein referred to as GRANTEE), its succeessors and assigns, the following described real estate, situated in the County of Shelby, Alabama, to wit:

See Exhibit 'A' attached hereto and made a part hereof.

This conveyance is made subject to statutory rights of redemption, regulations, restrictive covenants, restrictions, conditions, liens, set back lines, reservations, easements, rights-of-way, and other rights of whatever nature, recorded and/or unrecorded, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE FOREVER.

And GRANTOR does covenant with the said GRANTEE, its successors and assigns, that he is lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, that he has a good right to sell and convey the same to the said GRANTEE, its successors and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

[SIGNATURE TO FOLLOW ON NEXT PAGE.]

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IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 23 day of July, 2024.

GRANTOR:

The Emogene "Jean" Argo Adams Revocable Trust dated August 10, 2016, in trust, as well as an amendment dated August 16, 2016

By: Stacy Wade Adams

Its: Trustee

STATE OF ALABAMA
COUNTY OF MAGAIN

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Stacy Wade Adams, whose name as Trustee of The Emogene "Jean" Argo Adams Revocable Trust dated August 10, 2016, in trust, as well as an amendment dated August 16, 2016 is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he, as such Trustee and with full authority, has executed the same voluntarily on behalf of said Trust on the day the same bears date.

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

[SEAL]

PUBLIC OF STATE AT THE

Notary Public

My Commission Expires:

3-3-202

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EXHIBIT 'A' Legal Description

Lot 16, according to the Survey of Lake Heather Estates, Givianpour Addition to Inverness, as recorded in Map Book 16 Page 121 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with a non-exclusive easement to use the private roadways, access easements and other easements, all more particularly described in the Declaration of Protective Covenants for Lake Heather Estates, as recorded in Instrument 1992-18226, as amended by Instrument 1992-26078, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

This	Document must be filed in ac	cordance with Code of Ala	abama 1975, Section 40-22-1	
Grantor's Name	Trust of Emogene Adams	Grantee's Name	Cornerstone Property Group LLC	
		· _		
Mailing Address	552 Blackshear Lane SW	 Mailing Address	4760 Longview Rd	
	Hartselle, AL 35640		Elmore, AL 36025	
Property Address	1022 Lake Heather Road	Date of Sale	07/26/2024	
	Hoover, AL 35242	Total Purchase Price	\$735,000.00	
		or		
		Actual Value		
		or		
		Assessor's Market Value	e	
Closing Statement If the conveyance description of this form is not re	ocument presented for recordat	ion contains all of the requir	ed information referenced above, the filing	
		Instructions		
Grantor's name and current mailing addr		ame of the person or person	ns conveying interest to property and their	
Grantee's name and conveyed.	d mailing address - provide the r	name of the person or perso	ns to whom interest to property is being	
Property address - t	he physical address of the prop	erty being conveyed, if avail	lable.	
Date of Sale - the da	ate on which interest to the prop	erty 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 of 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).

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	07/26/2024		Print	Garry S. McAnnally, LLC
	Unattested		Sign	
102	Filed and Recorded Official Public Records	(verified by)		(Grantor/Grantee/Owner/Agent))circle one

Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 07/31/2024 11:33:31 AM **\$766.00 JOANN** 20240731000236890

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