

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 successors 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.

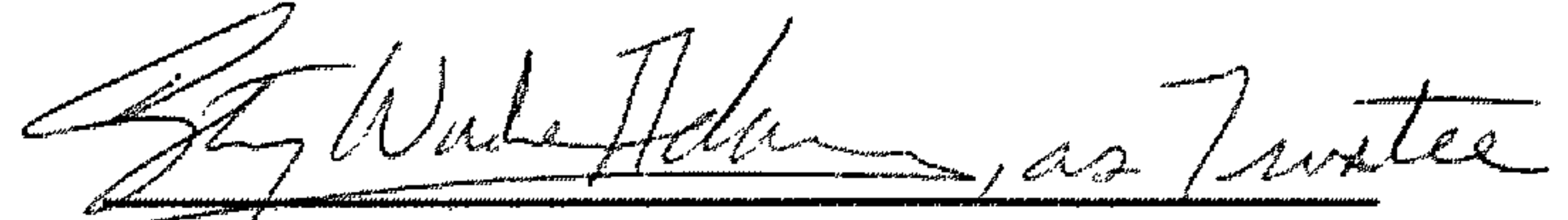
[SIGNATURE TO FOLLOW ON NEXT PAGE.]

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IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 23rd 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

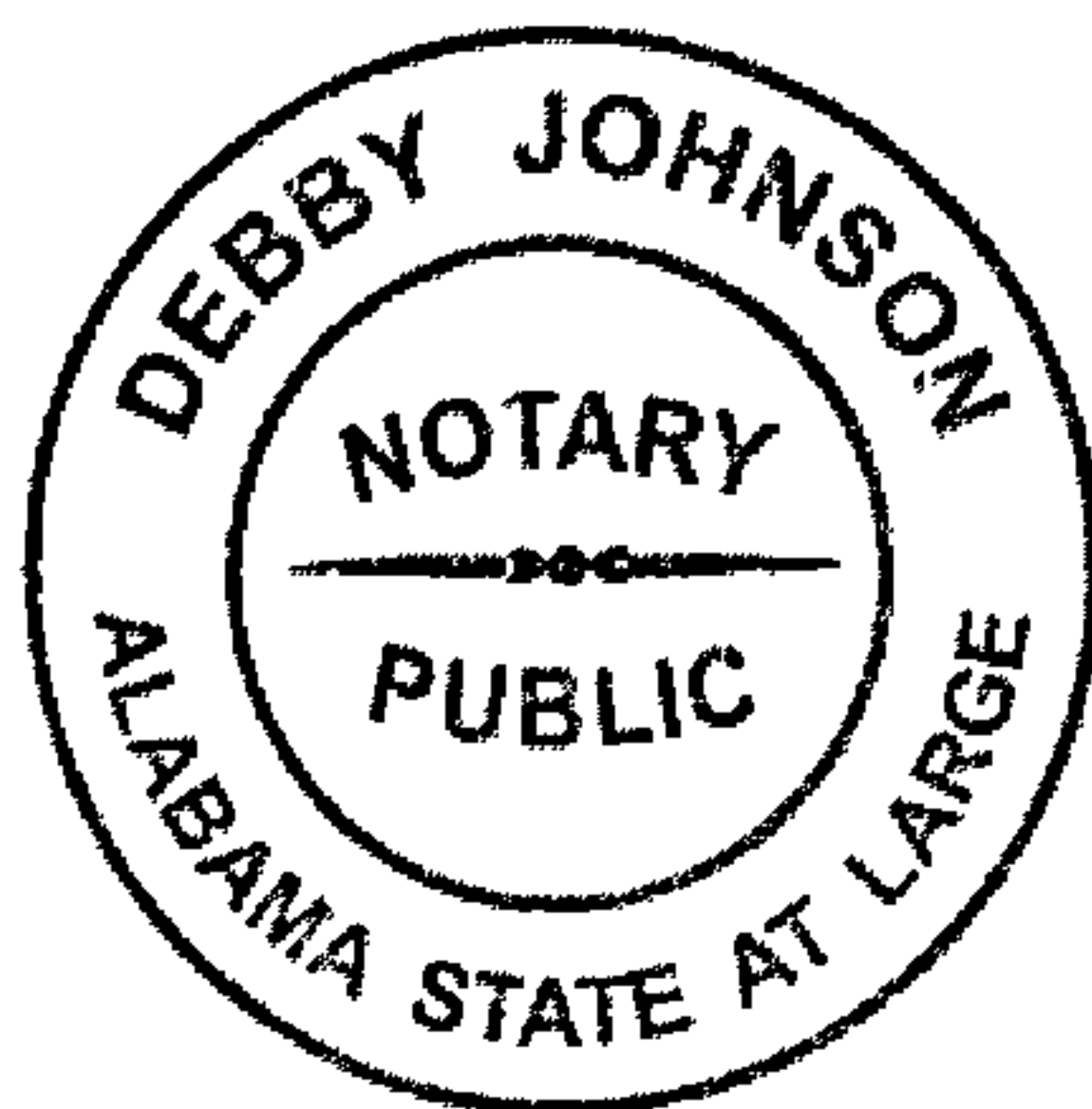
Its: Trustee

STATE OF ALABAMA)
COUNTY OF Morgan)

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 contents 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 23rd day of July, 2024.

[SEAL]




Notary Public
My Commission Expires: 8-3-2027

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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.

