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

## LIMITED LIABILITY COMPANY WARRANTY DEED

STATE OF ALABAMA	
COUNTY OF SHELBY	

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eight Hundred Forty Five Thousand (\$845,000.00), the amount of which can be verified in the Sales Contract between the Parties, and other good and valuable consideration in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, Cornerstone Property Group LLC, an Alabama limited liability company, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto KC Homes and Investments 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.

\$983,275.48 of the purchase price of the above-described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its successors and assigns FOREVER.

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

[SIGNATURE TO FOLLOW ON NEXT PAGE.]

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IN WITNESS WHEREOF, GRANTOR, by its <u>Managing Member</u>, who is authorized to execute this conveyance, has hereto set its signature and seal this 26th day of July, 2024.

**GRANTOR:** 

Cornerstone Property Group LLC, an Alabama limited liability company

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By: Seidy Rosales

Its: Managing Member

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Seidy Rosales, whose name as Managing Member of Cornerstone Property Group LLC, an Alabama limited liability company 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, she, as such Managing Member and with full authority, has executed the same voluntarily on behalf of said Company on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2024.

[SEAL]

Notary Public

My Commission Expires: \_\_

PUBLIC

E. N!COLE BEAN
My Commission Expires
August 22, 2026

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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 accordance with Code of Alabama 1975, Section 40-22-1

Instructions				
If the conveyance do of this form is not re-	-	n contains all of the requir	ed information referenced above, the filing	
Closing Statement	<u> </u>			
Sale Contract	X	Other _		
•	or actual value claimed on this tol of documentary evidence is not re		ollowing documentary evidence: (check	
		Assessor's Market Value		
		Actual Value	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
		or		
	Hoover, AL 35242	Total Purchase Price	\$845,000.00	
Property Address	1022 Lake Heather Road	Date of Sale	07/26/2024	
	Elmore, AL 36025	- <del>y</del>	Wetumpka, AL 36092	
Mailing Address	4760 Longview Road	Mailing Address	230 Price Road	
	LLC			
Grantor's Name	Cornerstone Property Group	Grantee's Name	KC Homes and Investments LLC	

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.

20240731000236900

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).

lattest, 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).

Garry S. McAnnally, LLC 07/26/2024 **Print** Date Filed and Recorded Unattested Sign Official Public Records Judge of Probate, Shelby County Alabama, County (verified by) Clerk **Shelby County, AL** 07/31/2024 11:33:32 AM **\$32.00 JOANN** 

(Grantor/Gantee/Owner/Agent) circle one

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