

This Instrument Prepared By:
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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.]

File No. 24-1025BC

IN WITNESS WHEREOF, GRANTOR, by its Managing Member, 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**

Seidy Caceres Rosales

By: Seidy Rosales

Its: Managing Member

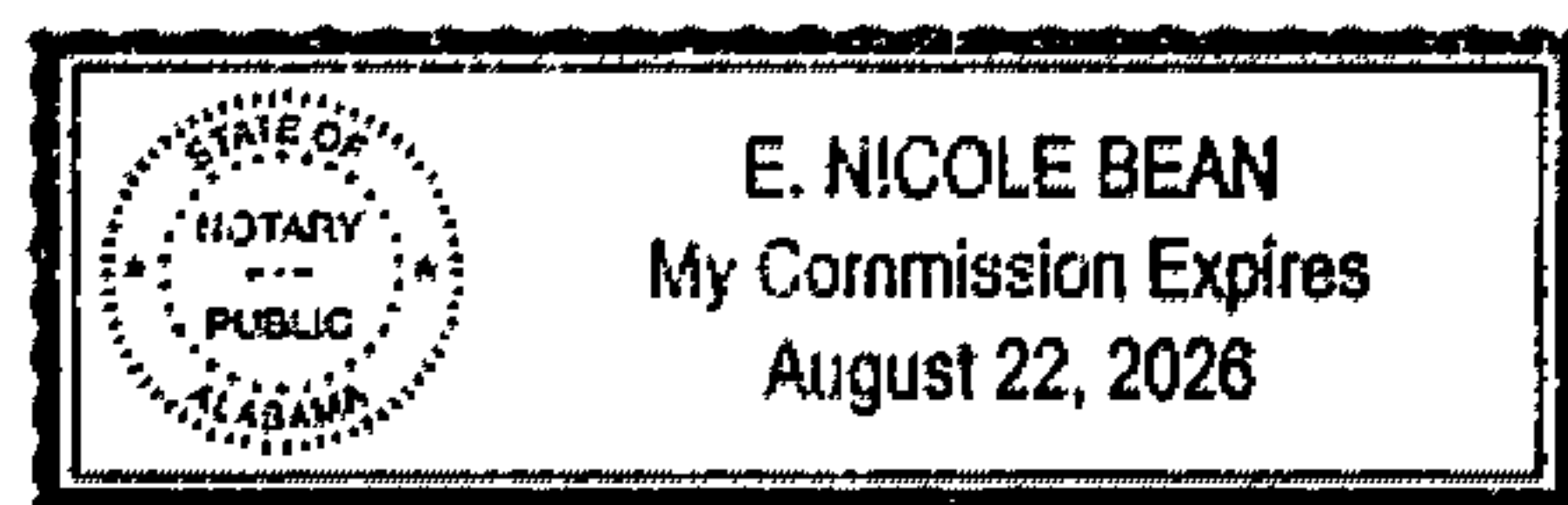
STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

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]

ENB
Notary Public
My Commission Expires: _____



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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.

