

This instrument prepared by:
Gregory S. Stanley, Esq.
STANLEY & ASSOCIATES, LLC
201 20th Street South
Irondale, Alabama 35210

Please send tax notice to:
CORNERSTONE HOLDINGS GROUP LLC
413 Ballantrae Road
Pelham, AL 35124

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR, MONARCH REALTY, LLC, an Alabama Limited Liability Company, does hereby grant, bargain, sell, and convey unto GRANTEE, CORNERSTONE HOLDINGS GROUP LLC, in fee simple, the following real estate, lying in Shelby County, Alabama, to-wit:

Lot 12, according to the map and survey of Indian Valley Subdivision, 5th Sector, as recorded in Map Book 5, Page 100 in the Probate Office of Shelby County, Alabama.

Also, a parcel of land being the East Half of lot 11 according to the survey of Indian Valley, Fifth Sector, as recorded in Map Book 5, Page 100, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of said Lot 11; thence run in a Northwesterly direction along the Northerly line of said Lot 11; a distance of 41.52 feet to the point of commencement of a curve to the left having a central angle of 10°38'06" and a radius of 173.53 feet; thence continue along the arc of said curve a distance of 32.21 feet; thence from the chord of last described curve turn an angle to the left of 98°52' and 18" and run in a Southerly direction a distance of 258.94 feet to its intersection with the most a Southerly line of said Lot 11; thence turn an angle to the left of 129°38'21" and run in a Northeasterly direction along said Southerly line of Lot 11 a distance of 8.27 feet; thence turn an angle to the right of 35°00' and run in an Easterly direction along the Southerly line of said Lot a distance of 5.48 feet to the most South and East corner of Lot 11; thence turn an angle to the left of 71°10'18" and run in a Northerly direction along the east line of said Lot 11 a distance of 245.58 feet to the point of beginning.

Parcel ID: 09 3 06 0 006 017.000

More commonly known as: 2425 Titonka Road, Birmingham, AL 35242

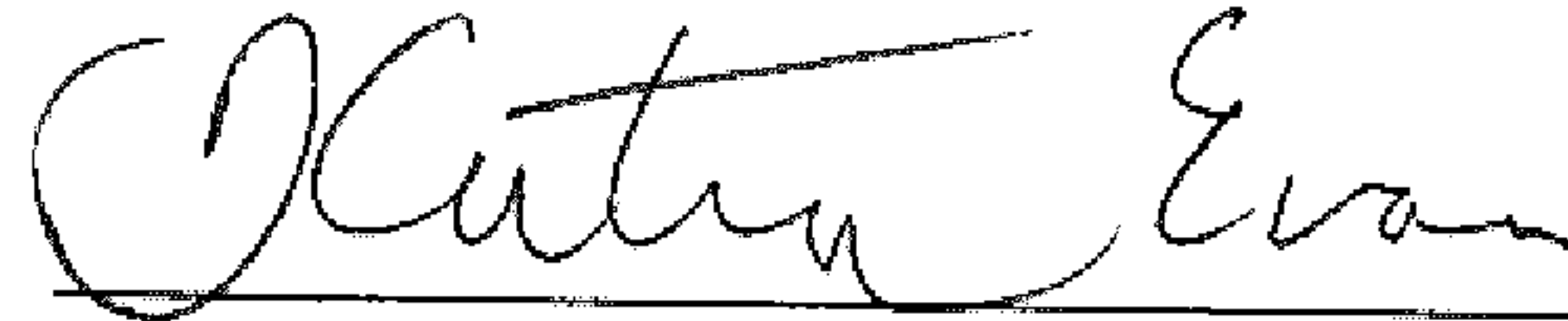
SHELBY COUNTY PARCEL #: 10-5-16-0-003-017.000

TO HAVE AND TO HOLD together with all and singular the rights, privileges, tenement, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever, in fee simple.

AND I do for myself and my heirs, executors, and administrators, covenant with GRANTEE, and its successors and assigns, that GRANTOR is lawfully seized in fee simple and entitled to immediate

possession of the said real estate; that said real estate is free and clear from all Liens and Encumbrances, except as herein set forth, and except for any Restrictions pertaining to the real estate of record in the Probate Office of said County; and that GRANTOR and GRANTOR'S successors, executors, and administrators shall warrant and defend the said real estate to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR having caused this instrument to be executed under seal this the 29th day of October 2024.



Monarch Realty, LLC by its Managing Member Kristina Evans

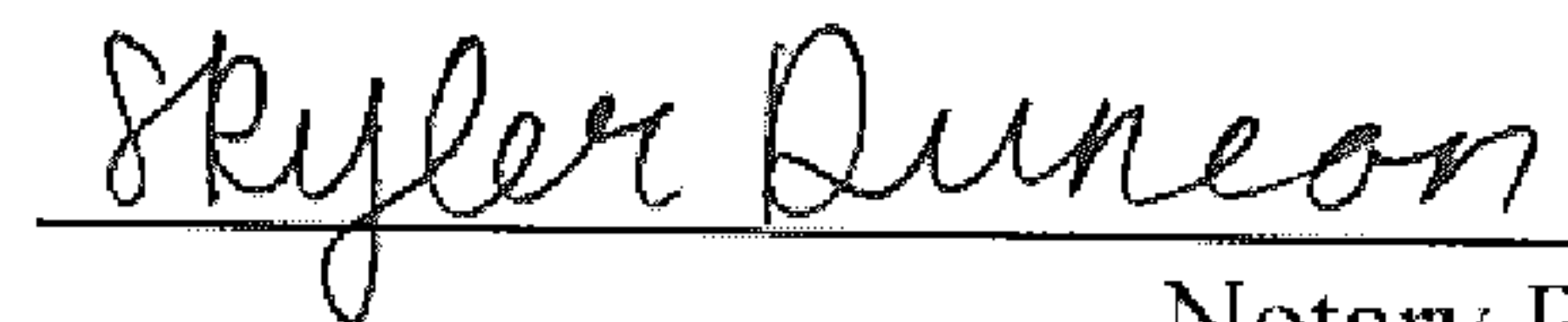
Source of Title is that Fire District Service Charge Sale Deed granted to Monarch Realty, recorded on May 12, 2022, at Instrument 20220512000194730 and Corrective Deed recorded on May 19, 2022, at Instrument 20220519000204730 in the land records of the Probate Judge of Shelby County, Alabama.

STATE OF ALABAMA)

Jefferson COUNTY)

I SKYLER DUNCAN, a Notary Public in and for said County in said State, hereby certify that Kristina Evans, whose name as Managing Member of Monarch, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 7 day of NOVEMBER, 2024.



Notary Public

My Commission Expires: 08/03/2026

SKYLER ELIZABETH DUNCAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 03, 2026

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name MONARCH REALTY, LLC
 Mailing Address 17 20TH ST, STE 385
BIRMINGHAM, AL 35203

Grantee's Name CORNERSTONE HOLDINGS GROUP, LLC
 Mailing Address 413 BALLANTRAE RD
PELHAM, AL 35124

Property Address 2425 TITONKA RD
BIRMINGHAM, AL 35244

Date of Sale 11/07/2024
 Total Purchase Price \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/07/2024 01:03:11 PM
 \$342.00 JOANN
 20241107000347770



or
 Actual Value \$

or
 Assessor's Market Value \$ 314,000

The purchase price or actual value claim *Allen S. Byrd* form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other SHELBY COUNTY TAX COMMISSIONER
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

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.

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 or 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).

I 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 11/7/2024

Print HOLLY VAUGHAN, STANLEY & ASSOCIATES, LLC

☐ Unattested

Sign *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1