

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Cornerstone Property Group, LLC
P.O. Box 162
Pelham, AL 35124

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED THIRTY SIX THOUSAND AND 00/100 (\$236,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jessica Liles Dorn, a married person, and Stefanie Joell Liles-Ray, a married woman** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS hereby give, grant, bargain, sell and convey unto the GRANTEE, **Cornerstone Property Group, LLC, an Alabama Limited Liability Company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 8, according to the Map and Survey of Heather Ridge, as recorded in Map Book 17, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **115 Heather Ridge Dr, Pelham, AL 35124**

The property herein conveyed does not constitute the homestead of the grantors or the grantors' spouse(s).

\$336,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said Grantors, Grantors' heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that

Grantors will, and Grantors' heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this May 15th, 2025

Jessica Liles Dorn
Jessica Liles Dorn

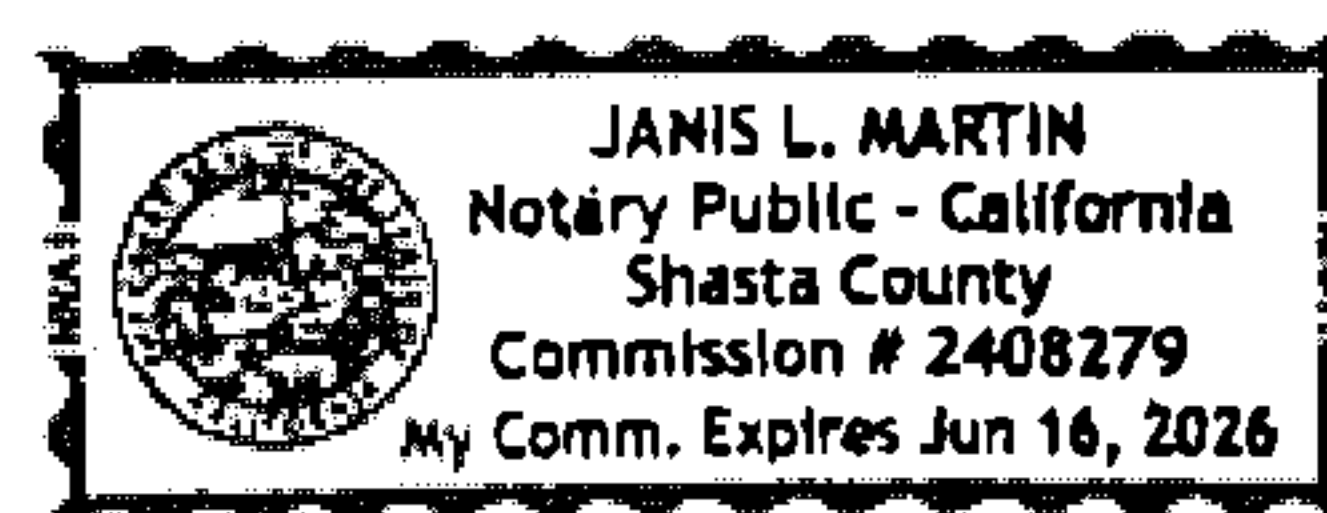
STATE OF ~~ALABAMA~~ California
COUNTY OF ~~JEFFERSON~~ Shasta

I, the undersigned Notary Public in and for said County and State, hereby certify that Jessica Liles Dorn and whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

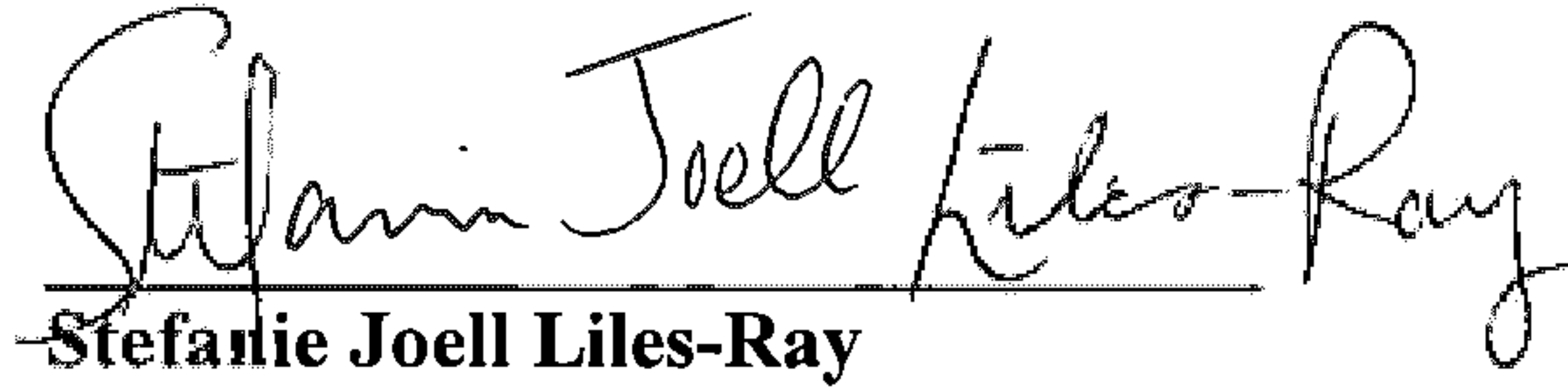
Given under my hand and official seal this 15th day of May, 2025.

[Signature]
Notary Public

My Commission Expires: June 16, 2026



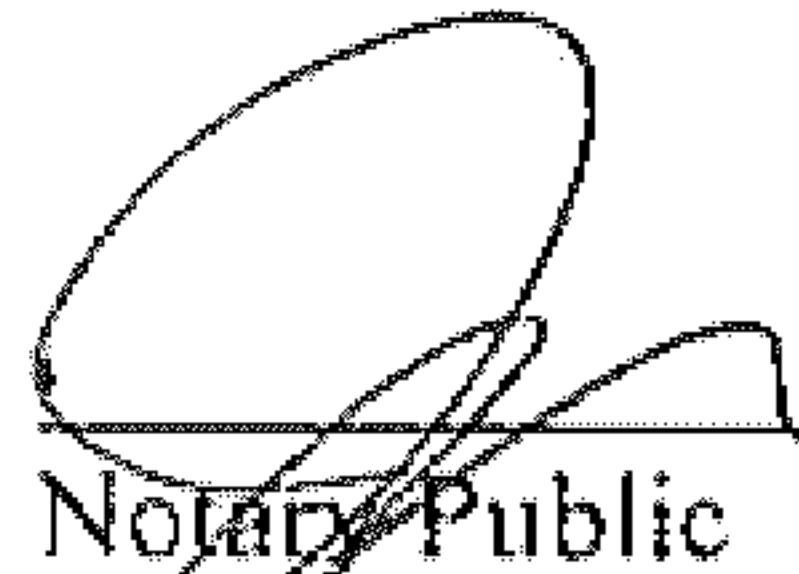
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **May 16, 2025**.


Stefanie Joell Liles-Ray

STATE OF ALABAMA
COUNTY OF JEFFERSON

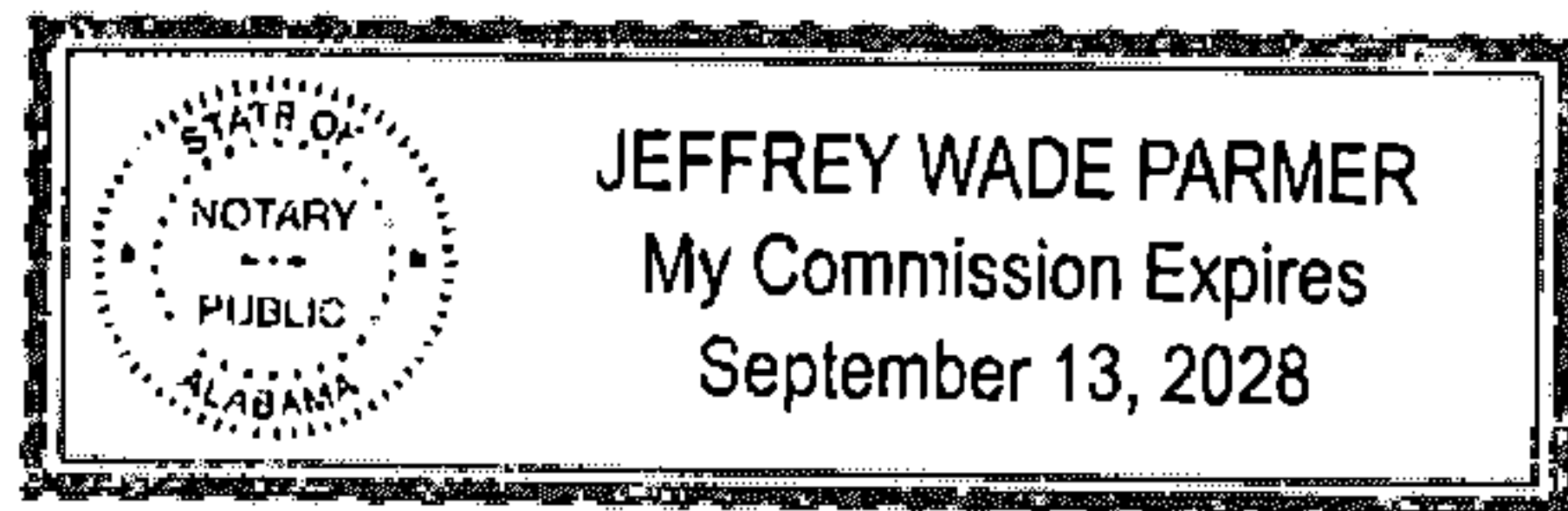
I, the undersigned Notary Public in and for said County and State, hereby certify that Stefanie Joell Liles-Ray whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May, 2025.



Notary Public

My Commission Expires: **9-13-2028**



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

Grantor's Name Jessica Liles Dorn and Stefanie Joelle Liles-Ray
 Mailing Address 2059 Elizabeth Street, Apt 1
Shasta Lake, CA 96019

Grantee's Name Cornerstone Property Group, LLC
 Mailing Address P.O. Box 162
Pelham, AL 35124

Property Address 115 Heather Ridge Dr
Pelham, AL 35124

Date of Sale May 16, 2025
 Total Purchase Price \$236,000.00

or
 Actual Value _____

or
 Assessor's Market Value _____

The purchase price or actual value claimed on this 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 _____

☒ 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 May 16, 2025

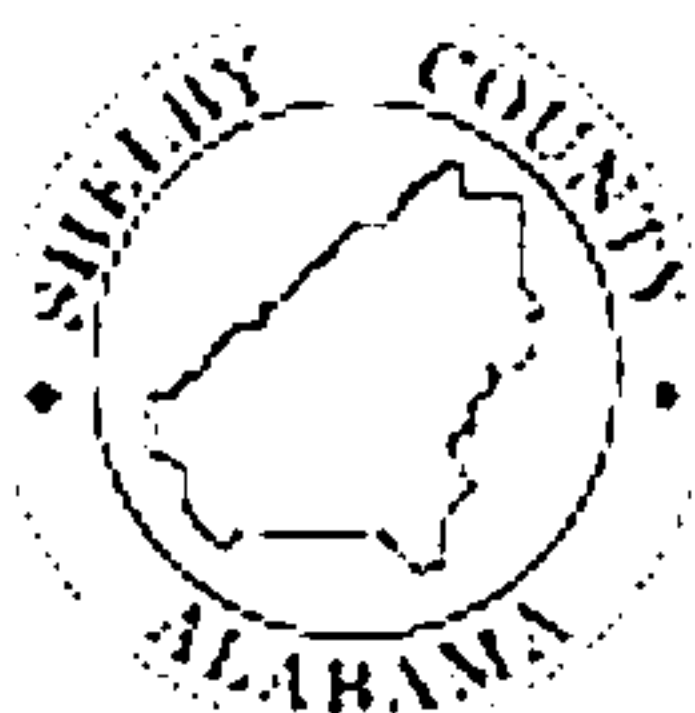
Print Jeff W. Parmer

☐ Unattested

 (verified by)

Sign _____

(Grantor/Grantee/Owner Agent circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2025 12:18:01 PM
\$32.00 JOANN
20250521000155000

Form RT-1

Allen S. Bayl