20050630000327180 1/3 $18.00
Shelby Cnty Judge of Probate,AL
06/30/2005 02:19:24PM FILED/CERT

Send tax notice to:
Barbara J. Dennis
301 Gables Drive
Birmingham, AL 35244
05–109

This instrument prepared by:
Joseph C. Kreps
Attorney at Law
1932 Laurel Road, Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA
JEFFERSON COUNTY

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Thousand and No/100 Dollars ($70,000.00), in hand paid to the undersigned, **CHARLENE C. WHITE, AN UNMARRIED WOMAN,** (hereinafter referred to as the "Grantor") by **BARBARA J. DENNIS**, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in **Shelby** County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2005.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat

($70,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23RD day of June, 2005

Charlene C. White
CHARLENE C. WHITE

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said state and county, hereby certify that CHARLENE C. WHITE, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of June, 2005.

Notary Public

[NOTARIAL SEAL]

My Commission expires: 3-6-07

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Exhibit "A"

Unit 301, Building 3, Phase I, in The Gables, a condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177, and amended in Real Volume 27, Page 733, Real Volume 50, Page 237 and Real Volume 50, Page 340, and re-recorded in Real 50, Page 942, Real 165, Page 578 and amended in Real 59, Page 19 and further amended by Corporate Volume 50, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and amended in Real Volume 50, Page 325, further amended in Real 189, Page 222, Real 222, Page 691; Real 238, Page 241, Real 269, Page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended in Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.