

This instrument was prepared by:
John Allen Greene
816 Riverchase Pky. W.
Hoover, AL 35244

Send Tax Notice To:
Nancy Callahan
807 Gables Drive
Hoover, AL 35244

Inst # 1998-29468

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

FIVE HUNDRED

KNOW ALL MEN BY ~~THESE~~ PRESENTS: That in consideration of ~~TEN~~ AND 00/100 DOLLARS (~~\$10.00~~ *500.00*) to the undersigned grantor (whether one or more) paid by the grantee herein, the receipt whereof acknowledged, I or we, NANCY KROVIAK, (herein referred to as grantor (whether one or more), grant, bargain, sell and convey unto NANCY CALLAHAN (herein referred to as grantee, whether one or more), the following described, real estate, situated in Shelby County, Alabama, to-wit:

Unit 807, Building 8, 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 327 and Real Volume 50, page 340 and re-recorded in Real Volume 50, page 942 and amended in Real Volume 59, page 19 and further amended by Corporation Volume 30, page 407 and in Real Volume 96, page 855 and Real Volume 97, page 937 and By-Laws as shown in Real Volume 27, page 733 and then amended in Real Volume 50, page 325 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 through 44, and amended in Map Book 9, page 135 and further amended by Map Book 10, page 49 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.
Subject to property taxes not yet due and payable.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

08/03/1998-29468
12:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

WARRANTY DEED: KROVIK to CALLAHAN
PAGE TWO

And I (we) do for myself (Ourselves) and for my (our) heirs, executors and administrators v-covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this the 30th day of July, 1998.

Nancy Krovik (Seal) _____ (Seal)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Debbie Necosia, a Notary Public in and for said county, in said State, hereby certify that Nancy Krovik, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of July A.D., 1998.

Debbie Necosia
NOTARY PUBLIC

My commission expires: 5/20/2002

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