



20020930000470070 Pg 1/1 28.50  
Shelby Cnty Judge of Probate, AL  
09/30/2002 14:28:00 FILED/CERTIFIED

+

## WARRANTY DEED

STATE OF ALABAMA ) SEND TAX NOTICE TO:  
COUNTY OF Shelby )  
                          ) Jennifer A. Beasley  
                          ) 1010 Gables Drive  
                          ) Hoover, AL 35243

THIS INSTRUMENT PREPARED BY: David C. Skinner, 2700 Rogers Drive, Suite 208; Birmingham, AL 35209; (205) 871-9566. No title opinion requested, none rendered.

**KNOW ALL MEN BY THESE PRESENTS** that Fred Ellis Vann Whitt, a married individual, and Ashley Whitt, his/her spouse, (hereinafter "GRANTORS"), for and in consideration of the sum of **\$86,700.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Jennifer A. Beasley (hereinafter "GRANTEE"), in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Unit 1010, Building 10, 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 rerecorded in Real 50, Page 942; Real 165, Page 578, and amended in Real 59, Page 19 and further amended by Corporate Volume 30, 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 then amended in Real Volume 50, Page 325, further amended by 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, Page 41 thru 44, and amended in Map Book 9, Page 135; Map Book 10, Page 49 and further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$69,350.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

**SUBJECT TO, EXCEPT AND RESERVING:** (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever.

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

**GRANTORS DO HEREBY COVENANT**, for themselves, their successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hand and seal on September 26, 2002.

Fred Ellis Vann Whitt

Ashley Whitt

STATE OF ALABAMA  
COUNTY OF Shelby

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Fred Ellis Vann Whitt, Ashley Whitt, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on September 26, 2002.

NOTARY PUBLIC; my commission expires 15-NOV 2002.

