

20070123000034610 1/2 \$33.00  
Shelby Cnty Judge of Probate, AL  
01/23/2007 08:08:53AM FILED/CERT

**WARRANTY DEED**

Shelby County, AL 01/23/2007  
State of Alabama

Deed Tax: \$19.00

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$93,000.00** to the undersigned Grantor(s), **Ralph W Hall, Unmarried Man**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Jaclyn E Gaddy** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE Exhibit "A" Legal Description**

**Address of Property:** **903 Gables Drive  
Hoover, Alabama 35244**

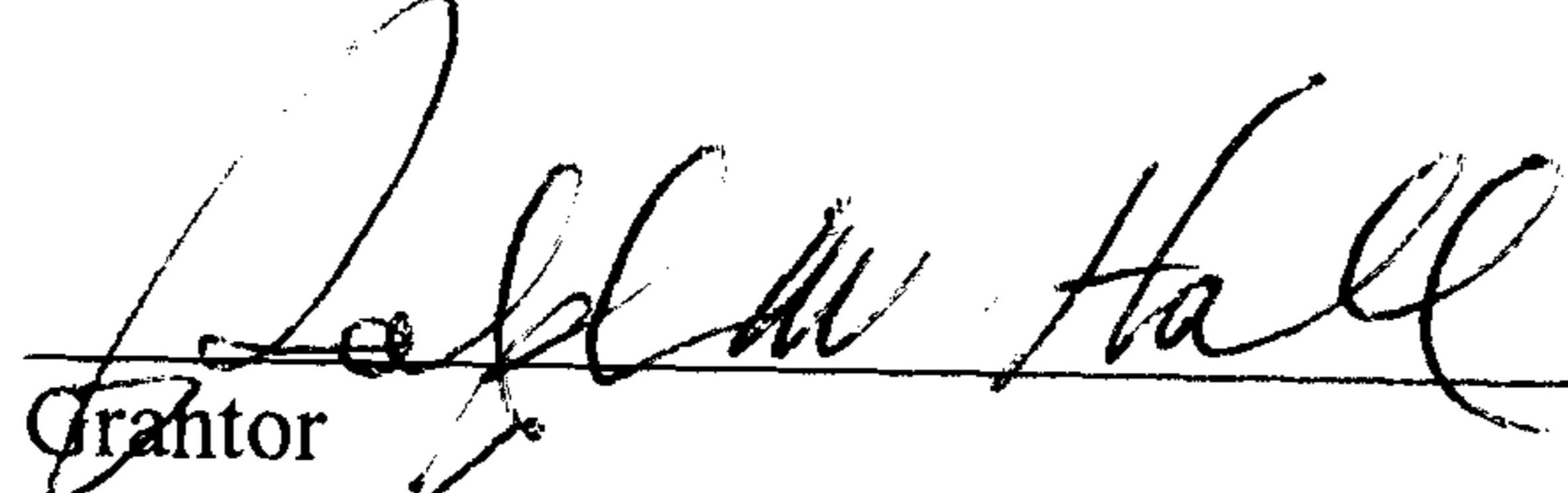
Subject to taxes for the year 2007 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

**\$74,400.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 10th day of January, 2007.

By:

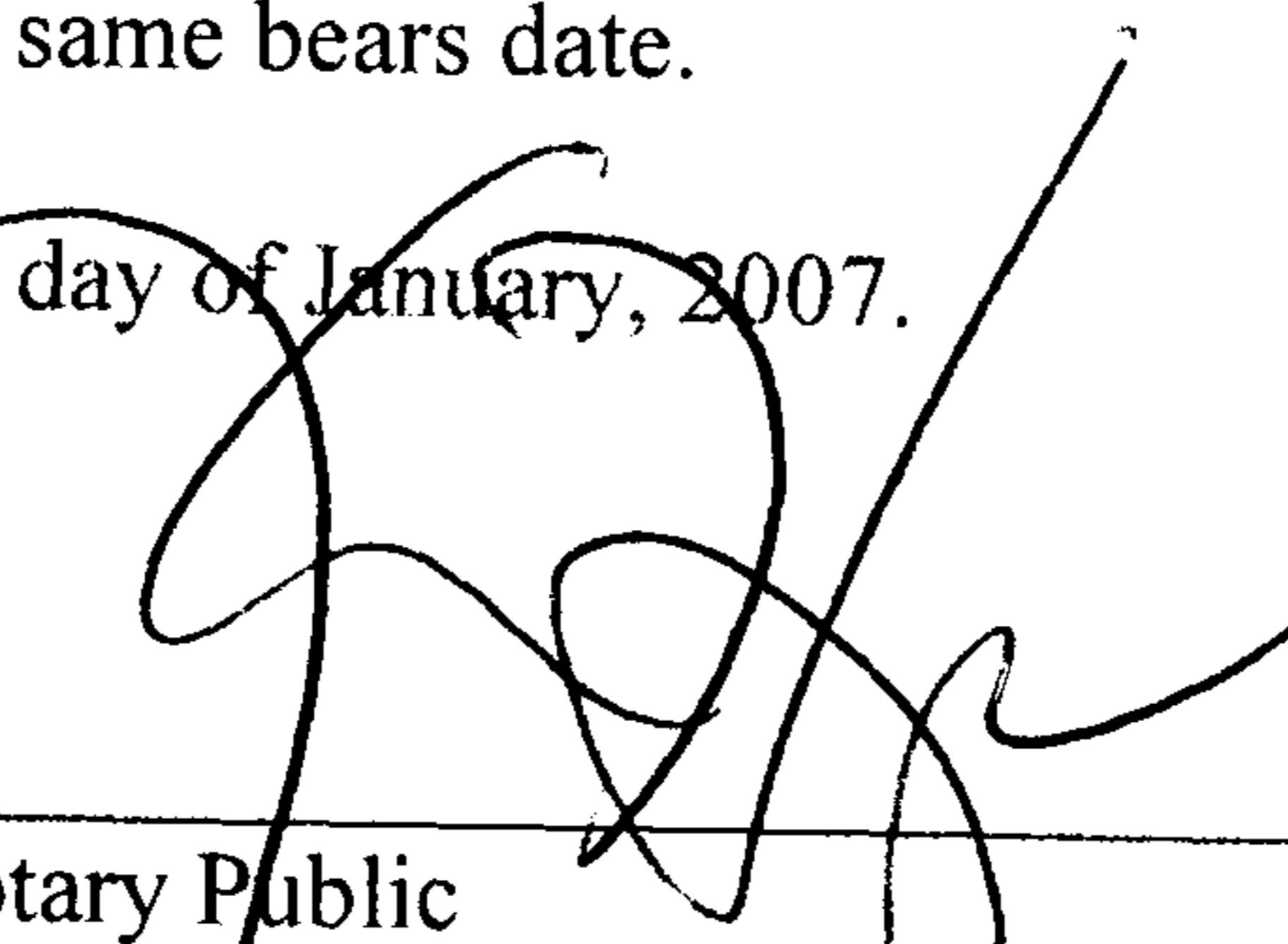
  
\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Grantor

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Ralph W Hall, Unmarried Man**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2007.

  
\_\_\_\_\_  
Notary Public

Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 13, 2008  
BONDED THRU NOTARY PUBLIC UNDERWRITER

**This Instrument Prepared By:**  
✓ Kevin Hays, Attorney at Law  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
**Jaclyn E Gaddy  
903 Gables Drive  
Hoover, Alabama 35244**

**EXHIBIT A**  
20070123000034610 2/2 \$33.00  
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Unit 903, Building 9, 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 50, Page 942 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 further amended in Real Volume 189, Page 222 and By-Laws as shown in Real Volume 87, 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, Page 41 thru 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.