

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Kenneth R. Surgenor, Jr.,
403 Gables Dr.,
Birmingham, AL 35244

20151012000356380
10/12/2015 02:00:36 PM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$60,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Mack Clayton and Fran Clayton, husband and wife, whose mailing address is 228 Lockspur Ln. Jackson's Gap, AL 36861 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kenneth R. Surgenor, Jr., whose mailing address is 403 Gables Dr. Birmingham, AL 35244 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 403 Gables Drive, Birmingham, AL 35244; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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

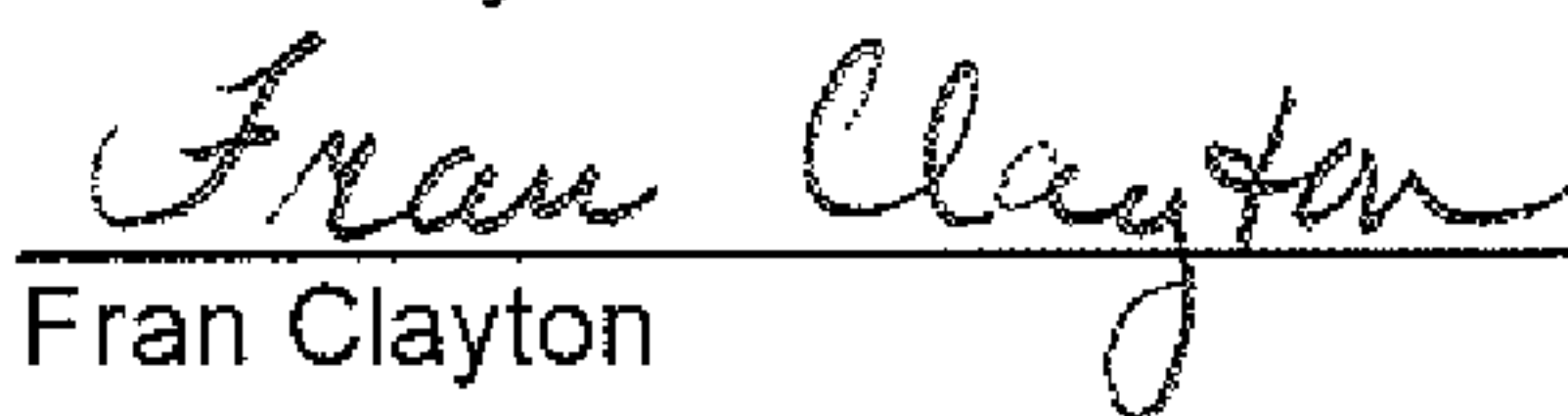
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a 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, against the lawful claims of all persons.

Note; \$58,913.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Mack Clayton and Fran Clayton, husband and wife has/have hereunto set his/her/their hand(s) and seal(s) , this 9th day of October, 2015.



Mack Clayton



Fran Clayton

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Mack Clayton and Fran Clayton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 9th day of October, 2015.

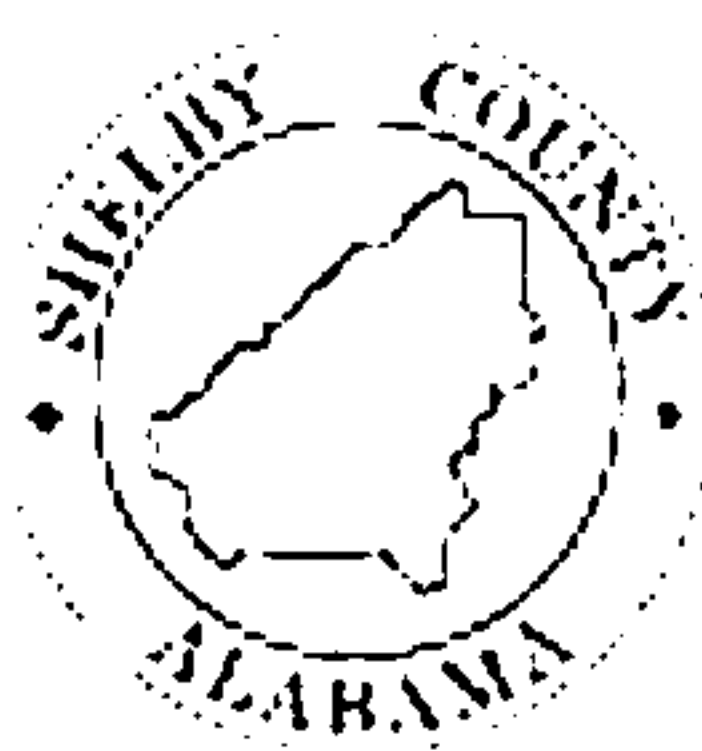

Notary Public

Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

Unit 403, Building 4, 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 60, Page 340 and re-recorded in Real 50, Page 942, Real 165, Page 678 and amended in Real 69, 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 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 and further amended in Map Book 10, Page 49 and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/12/2015 02:00:36 PM
\$18.50 CHERRY
20151012000356380

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.