

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Peyton Golson
1207 Gables Dr.
Hoover, AL 35244

GENERAL WARRANTY DEED

20160324000094080

03/24/2016 09:50:02 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty-Eight Thousand And No/100 Dollars (\$88,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Dana Gamel, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Peyton Golson (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

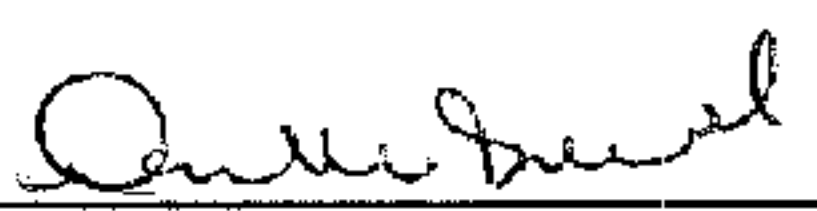
Unit 1207, Building 12, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733; Real Volume 50, page 327; Real Volume 50, page 340; and re-recorded in Real Volume 50, page 942; Real Volume 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 amended in Real Volume 50, page 325; further amended by Real Volume 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 through 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.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Seventy-Six Thousand Three Hundred Twelve And No/100 Dollars (\$76,312.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 21, 2016.



Dana Gamel

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dana Gamel, 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 on 21st day of March, 2016.



Notary Public
My commission expires:



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dana Gamel
 Mailing Address 1207 Gables Dr.
 Hoover, AL 35244

Grantee's Name Peyton Golson
 Mailing Address 2236 Vestridge Ln
 Vestavia, AL 35216

Property Address 1207 Gables Dr.
 Hoover, AL 35244

Date of Sale March 21, 2016
 Total Purchase Price \$88,000.00

or
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other:

If the conveyance document presented for recordation contains all of the required information referenced above,
 the filing of this form is not required.

Instructions

Grantor's name and mailing address - Dana Gamel, 1207 Gables Dr., Hoover, AL 35244.

Grantee's name and mailing address - Peyton Golson, 2236 Vestridge Ln, Vestavia, AL 35216.

Property address - 1207 Gables Dr., Hoover, AL 35244

Date of Sale - March 21, 2016.

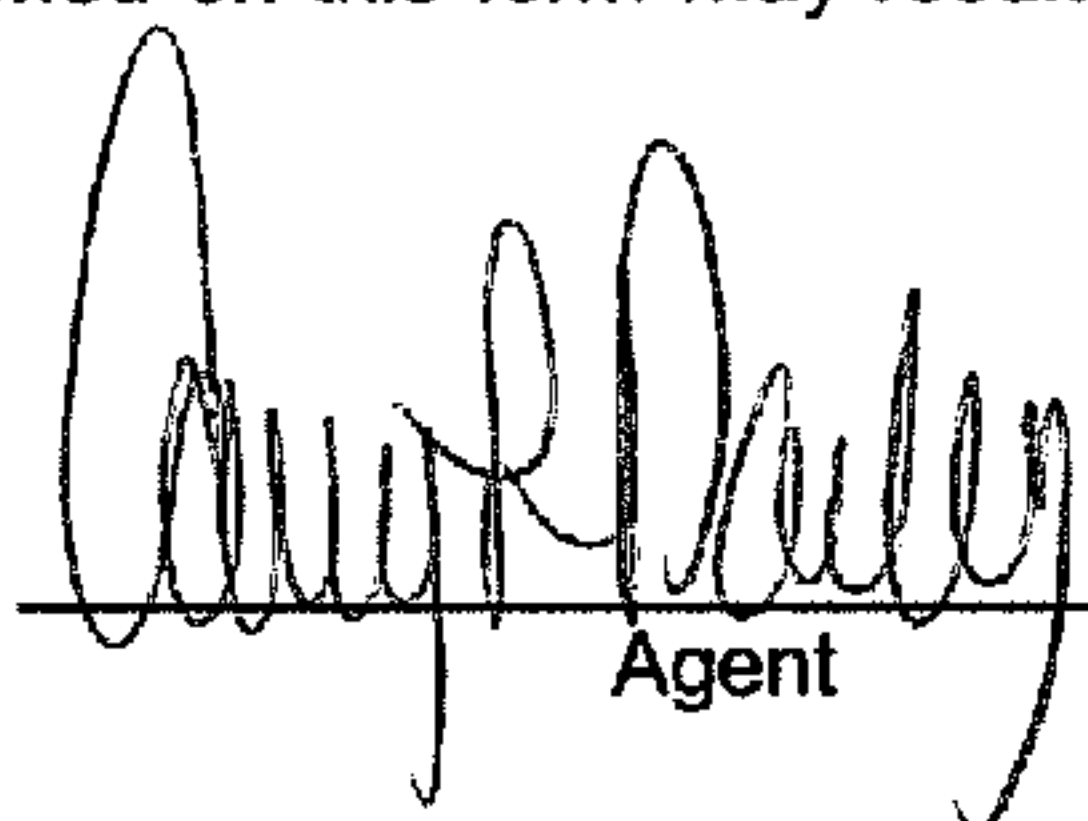
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

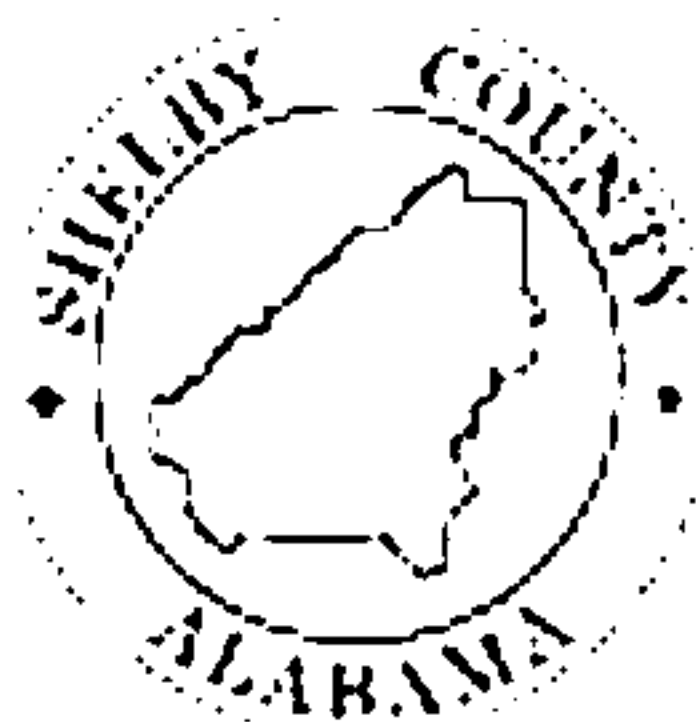
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of valuing
 property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama
1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: March 21, 2016

Sign 
 Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/24/2016 09:50:02 AM
 \$29.00 DEBBIE
 20160324000094080