

Send tax notice to:  
Jeremiah J. Brown  
1001 Gables Drive  
Hoover, AL 35244

This instrument prepared by:  
 Stewart & Associates, P.C./S. Kent Stewart  
 3595 Grandview Pkwy, #645  
 Birmingham, Alabama 35243

STATE OF ALABAMA  
 Shelby COUNTY

**WARRANTY DEED**

**20160620000212820**  
**06/20/2016 02:49:11 PM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Two Thousand Nine Hundred and 00/100 Dollars (\$92,900.00) in hand paid to the undersigned, **Karen K. Machen, an unmarried woman** (hereinafter referred to as "Grantor"), by **Jeremiah J. Brown** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 1001, in Building 10, in The Gables, a Condominium located in Shelby County, Alabama as established by Declaration of Condominium and By-Laws thereto 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 Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407, Real Volume 96, Page 855, 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, Real Volume 189, Page 222, Real Volume 222, Page 691 and Real Volume 238, Page 241, together with an undivided interest in Common Elements, as set forth in 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 amended in Map 12, Page 50, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.  
 BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
 CONDITIONS OF RECORD.

\$90,113.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
 A MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

20160620000212820 06/20/2016 02:49:11 PM DEEDS 2/3

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 15th day of June, 2016.

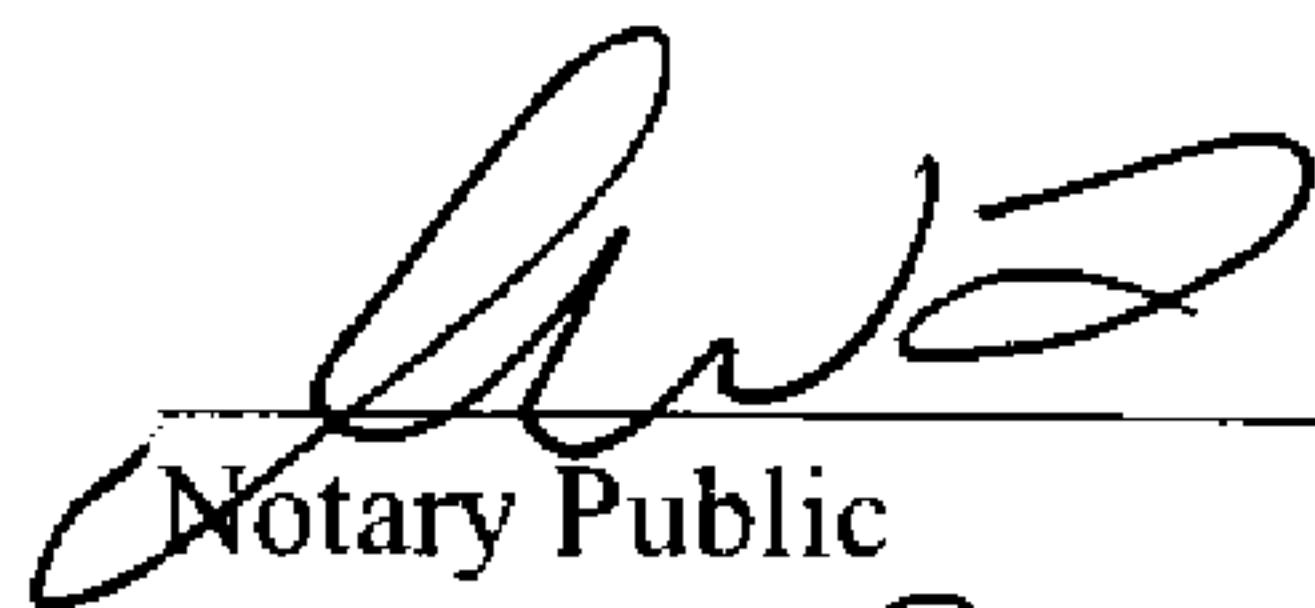
  
Karen K. Machen

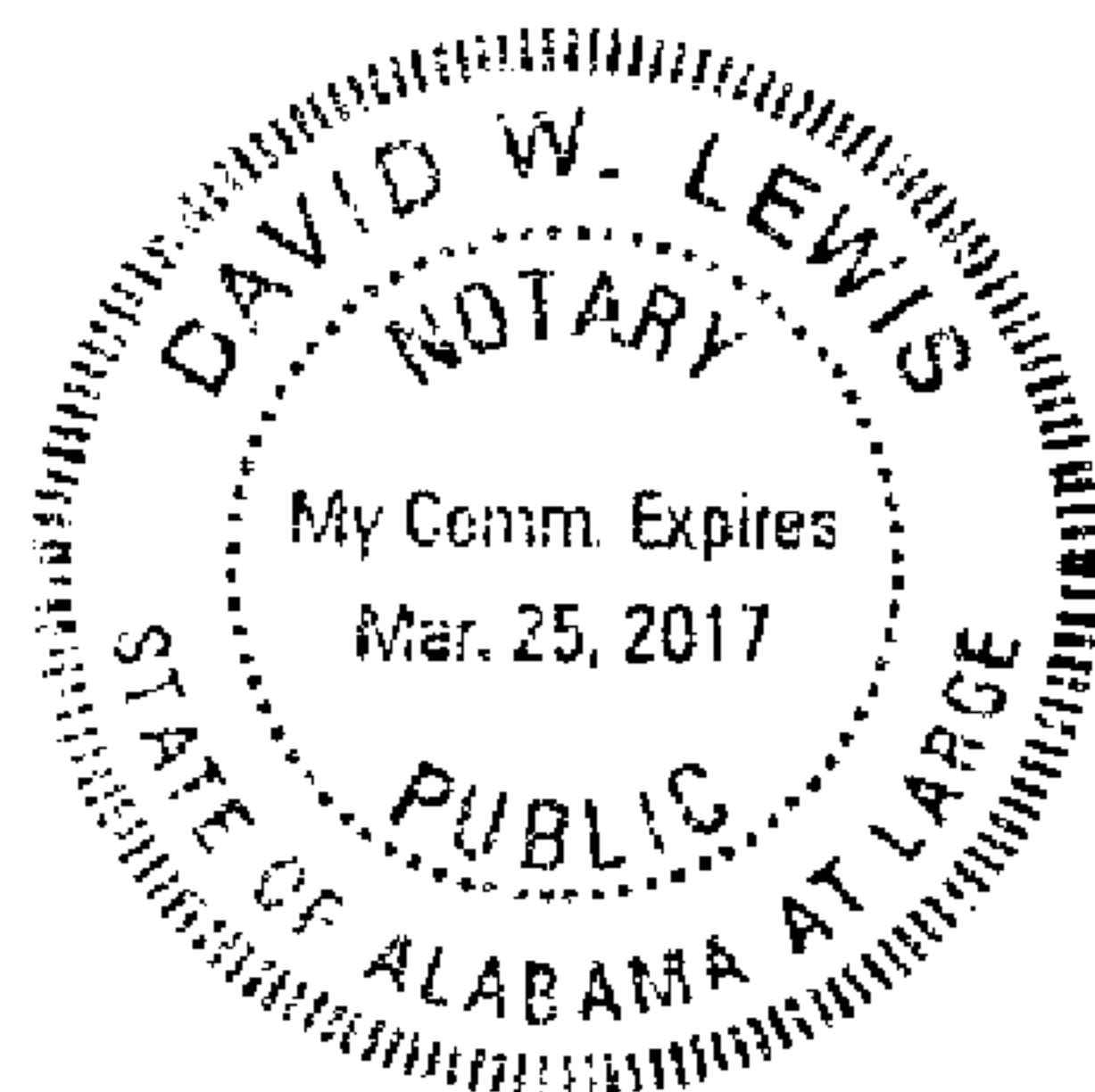
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen K. Machen, an unmarried woman, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 15<sup>th</sup> day of June, 2016.

(Notary Seal)

  
Notary Public  
Print Name: DAVID W. LEWIS  
Commission Expires:  
3/25/17



## Real Estate Sales Validation Form

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

Grantor's Name

Mailing Address

Karen K. Maehen  
2900 S Valley View Blvd  
#236  
Las Vegas, NV 89102

Grantee's Name

Mailing Address

Jeremiah J. Brown  
1001 Gables Dr  
Hwy 77 35244

Property Address

1001 Gables Dr  
Hwy 77 35244

Date of Sale

Total Purchase Price \$

6/15/16

92,900

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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 6/15/16

Print

David W. Lewis

Unattested

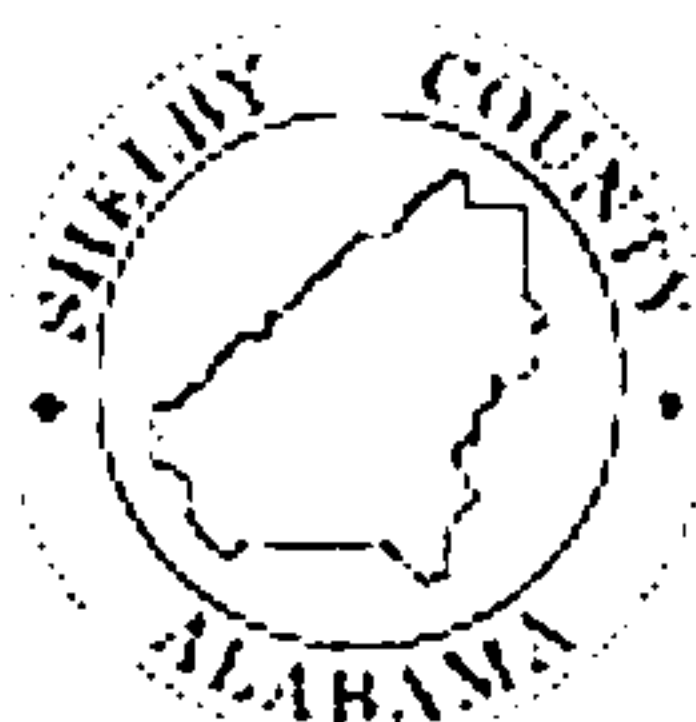
Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/20/2016 02:49:11 PM  
\$23.00 CHERRY  
20160620000212820

