

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Jeffrey J. Smith
208 Gables Drive
Hoover, AL 35244

GENERAL WARRANTY DEED

20170310000081770
03/10/2017 08:17:18 AM
DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-Eight Thousand Five Hundred And No/100 Dollars (\$98,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Charles Glenn Wilson and Bridget H. Wilson, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeffrey J. Smith (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 208, Building 2, 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, and any and all amendments thereto, 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 through 44, 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.

Subject to a third party mortgage in the amount of \$96,715.00 executed and recorded simultaneously 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 February 28, 2017.

Charles Glenn Wilson
Charles Glenn Wilson

Bridget H. Wilson
Bridget H. Wilson

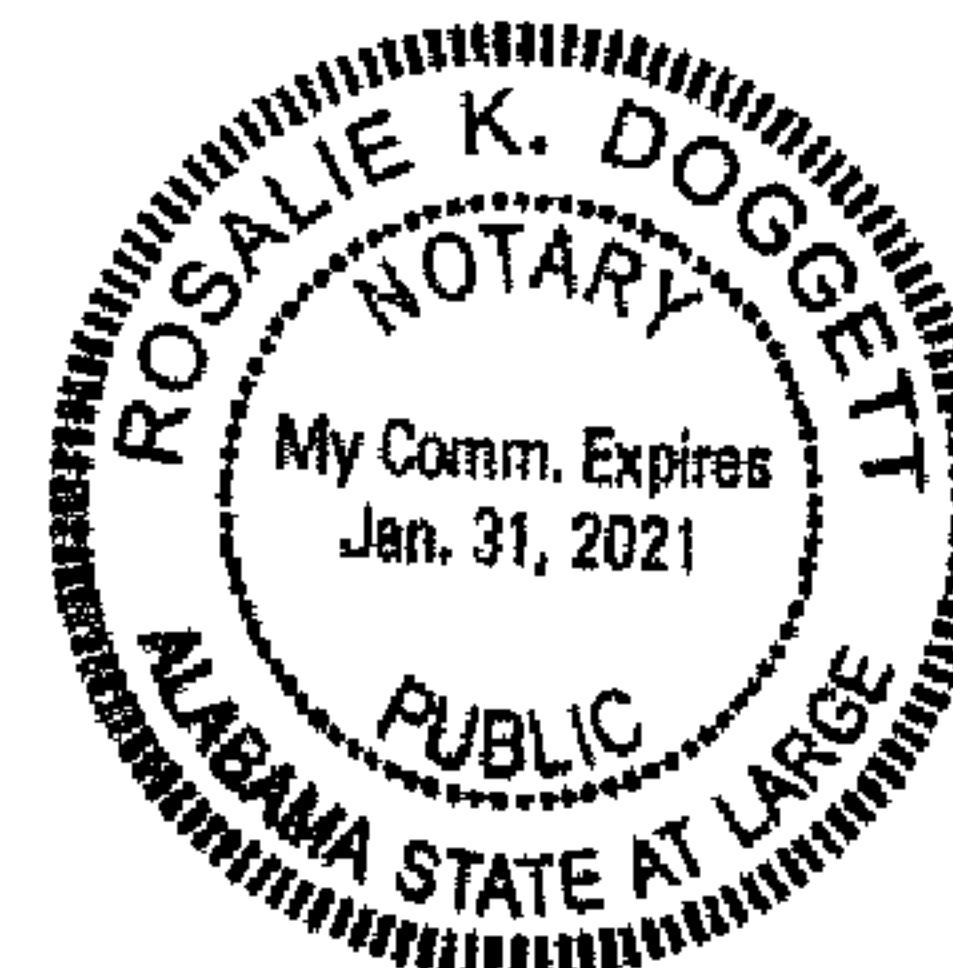
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Charles Glenn Wilson and Bridget H. Wilson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 28th day of February 2017.

[Signature]
Notary Public

My commission expires: 1/31/21



20170310000081770 03/10/2017 08:17:18 AM DEEDS 2/2

Grantor's Name Charles Glen Wilson and Bridget H. Wilson Grantee's Name Jeffrey J. Smith

Mailing Address _____

Mailing Address 4004 Virginia Lane
Helena, AL 35080

Property Address 208 Gables Drive
Hoover, AL 35244

Date of Sale February 28, 2017

Total Purchase Price \$98,500.00

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 - Charles Glen Wilson and Bridget H. Wilson, , .

Grantee's name and mailing address - Jeffrey J. Smith, 4004 Virginia Lane, Helena, AL 35080.

Property address - 208 Gables Drive, Hoover, AL 35244

Date of Sale - February 28, 2017.

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.

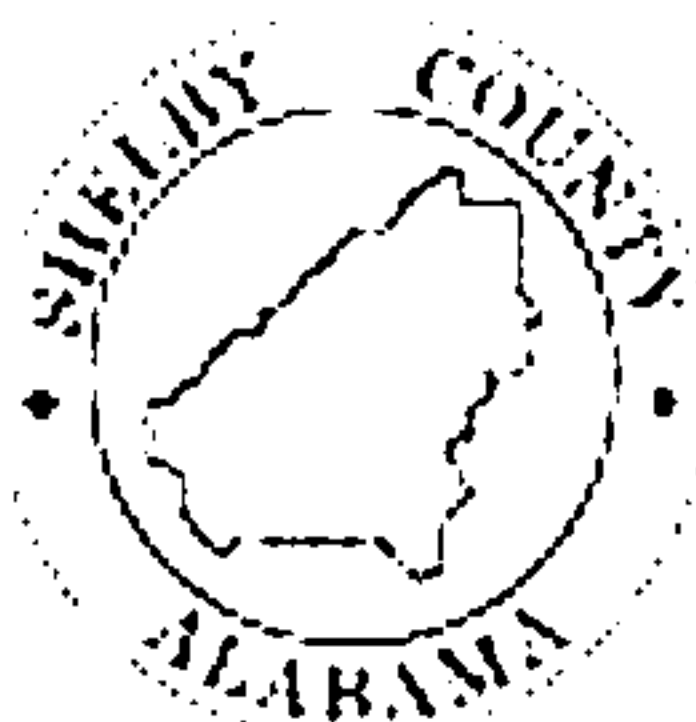
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: February 28, 2017

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/10/2017 08:17:18 AM
\$20.00 CHERRY
20170310000081770

[Signature]