

Send tax notice to:  
Teresa O. Stahl  
809 Gables Drive  
Hoover, AL 35244  
PEL1800041

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00) in hand paid to the undersigned, **Rebecca Ann Fanguy aka Rebecca Fanguy Oldham and Gammie Oldham aka Jamie Oldham, Wife and Husband**, whose mailing address is: 464 Sunset Lake Circle Chelsea AL 35043 (hereinafter referred to as "Grantor"), by **Teresa O. Stahl** (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 809, Building 8, 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 Volume 50, Page 942; and amended in Real Volume 39, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real Volume 96, Page 855 and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and amended in real Volume 50, Page 325; further amended in Real 189, Page 222; Real 222, Page 691; Real 238, Page 241, 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 41-44, and amended in Map Book 9, Page 135 and further amended by Map Book 10, Page 49 and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.


\$105,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

Rebecca Fanguy Oldham is one and the same person as Rebecca Ann Fanguy, Grantee in that certain deed recorded in Instrument Number 20080502000180000 in the Probate Office of Shelby County, Alabama.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 15th day of February, 2018.

  
Rebecca Ann Fanguy aka Rebecca Fanguy  
Oldham

  
Gammie Oldham aka Jamie Oldham

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Ann Fanguy aka Rebecca Fanguy Oldham and Gammie Oldham aka Jamie Oldham, Wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

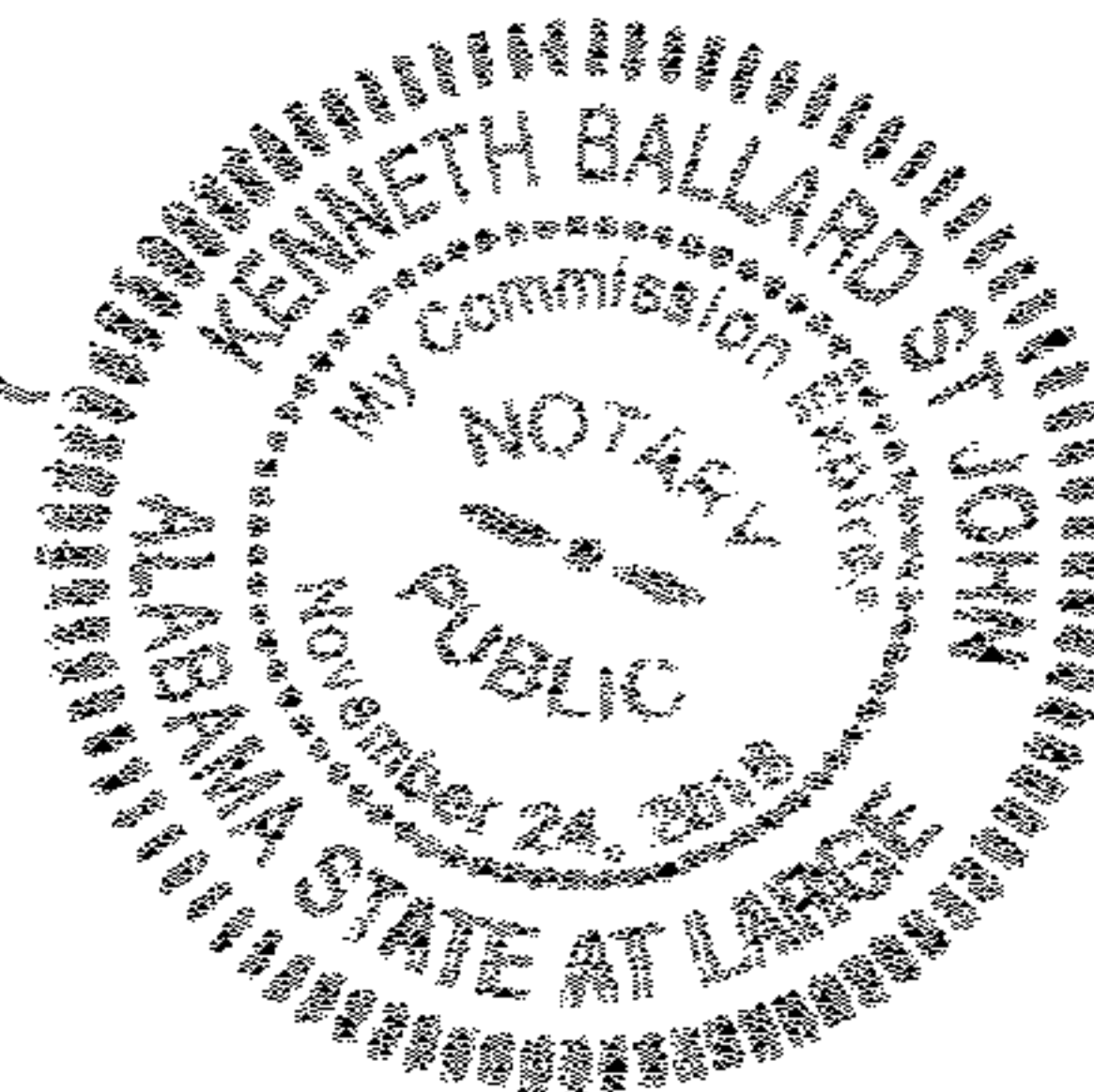
Given under my hand and official seal this the 15<sup>th</sup> day of February, 2018.

(Notary Seal)

  
Notary Public

Print Name: Kenneth Ballard St. John

Commission Expires: 11/24/2018



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Rebecca Fanguy Oldham</u>	Grantee's Name	<u>Teresa O. Stahl</u>
Mailing Address	<u>Jamie Oldham</u>	Mailing Address	<u>809 Gables Drive</u>
	<u>464 Sunset Lake Circle</u>		<u>Hoover, AL 35244</u>
	<u>Chelsea, AL 35043</u>		
Property Address	<u>809 Gables Drive</u>	Date of Sale	<u>2/15/18</u>
	<u>Hoover, AL 35244</u>	Total Purchase Price	<u>\$ 105,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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.

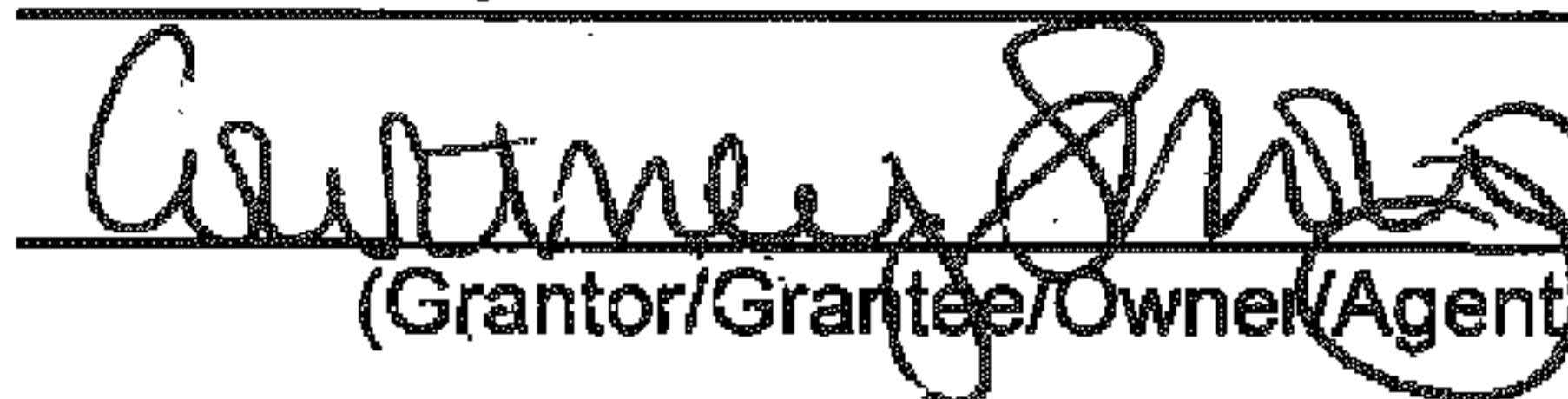
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 2/15/18Print Courtney SnowUnattested

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  
 02/20/2018 09:12:00 AM  
 \$22.00 CHERRY  
 20180220000053700

