

SEND TAX NOTICE TO:
Atheena Dawn Walters
605 Gables Drive
Birmingham, Alabama 35244

20180501000145710
05/01/2018 08:00:08 AM
DEEDS 1/3

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ninety Five Thousand dollars & no cents (\$95,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Luisa C. Eroles, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Atheena Dawn Walters** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

UNIT 605. BUILDING 6, 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 50, PAGE 942 AND AMENDED IN REAL 59, PAGE 19 AND FURTHER AMENDED BY CORPORATE VOLUME 30, PAGE 407 AND BY-LAWS AS SHOWN IN REAL VOLUME 27, PAGE 733 AND THEN AMENDED IN REAL VOLUME 50, PAGE 325 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 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
7. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map 9, page 41-44 and Book 9, Page 135.
8. Subject to limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Page 266 and Acts 1973 No. 1059, Page 1732 1975 Code of Alabama.
9. Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

10. 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 50, page 942 and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and By-Laws as shown in Real Volume 27, page 733 and then amended in Real Volume 50, page 325 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 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the 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 said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **April 27, 2018** .

Luisa C. Eroles (Seal)
Luisa C. Eroles

STATE OF ALABAMA
JEFFERSON COUNTY

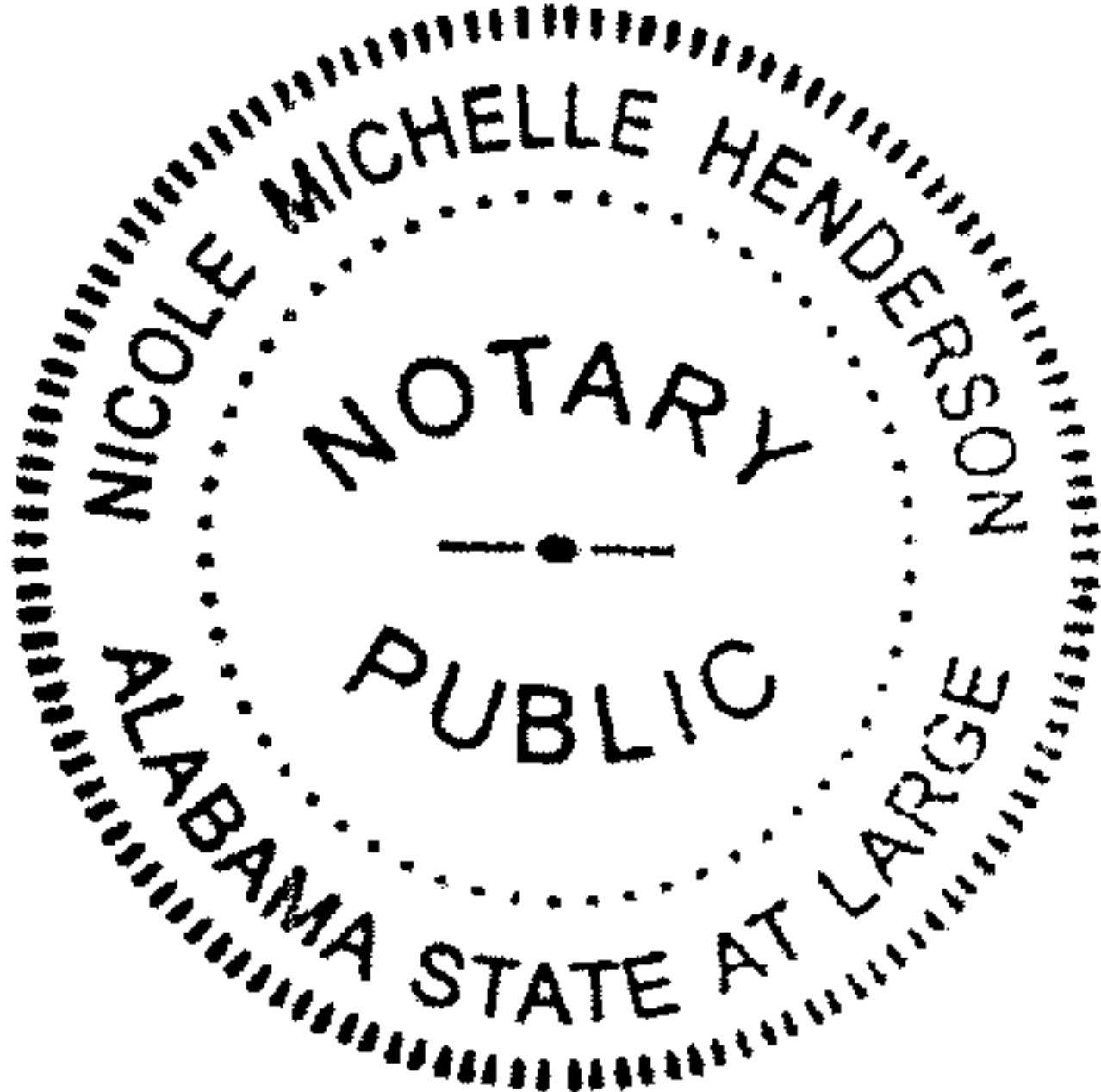
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Luisa C. Eroles, an unmarried woman** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2018

Nicole Michelle Henderson
Notary Public.

(Seal)
My Commission Expires: 3/30/22



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Luisa C. Eroles

Mailing Address 151 Chesser Loop Road
Chelsea, Alabama 35043

Property Address 605 Gables Drive
Hoover, Alabama 35244

Grantee's Name Atheena Dawn Walters

Mailing Address 605 Gables Drive
Birmingham, Alabama 35244

Date of Sale 04/27/2018

Total Purchase Price \$95,000.00
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 - 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 4/27/18

Print Luisa C. Eroles

Unattested

verified by

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/01/2018 08:00:08 AM
\$116.00 CHERRY
20180501000145710

[Signature]