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08/06/2018 11:26:29 AM

DEEDS 1/2

Prepared by:
Robert McNearney
2870 Old Rocky Ridge Rd.
Ste 160
Birmingham, AL 35243

Send Tax Notice To:
Anders V Holmberg II
105 Gables Dr
Birmingham, AL 35244

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Nine Thousand Dollars and No Cents (\$89,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

James E. Cunningham, a married man, whose mailing address is:

2441 Vesta Ave. Dr. Vestavia Hills AL 35216

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Anders V Holmberg II, whose mailing address is:

105 Gables Dr., Birmingham, AL 35244

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Unit 105-C, Building 1, 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 773, Real Volume 50, Page 327, Real Volume 50, Page 340 and re-recorded in Real 50, Page 942, Real 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 and then amended in Real Volume 50, Page 325, further amended by Real 189, Page 222, Real 222, Page 691, and 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 thru 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: All easements, restrictions and rights of way of record.

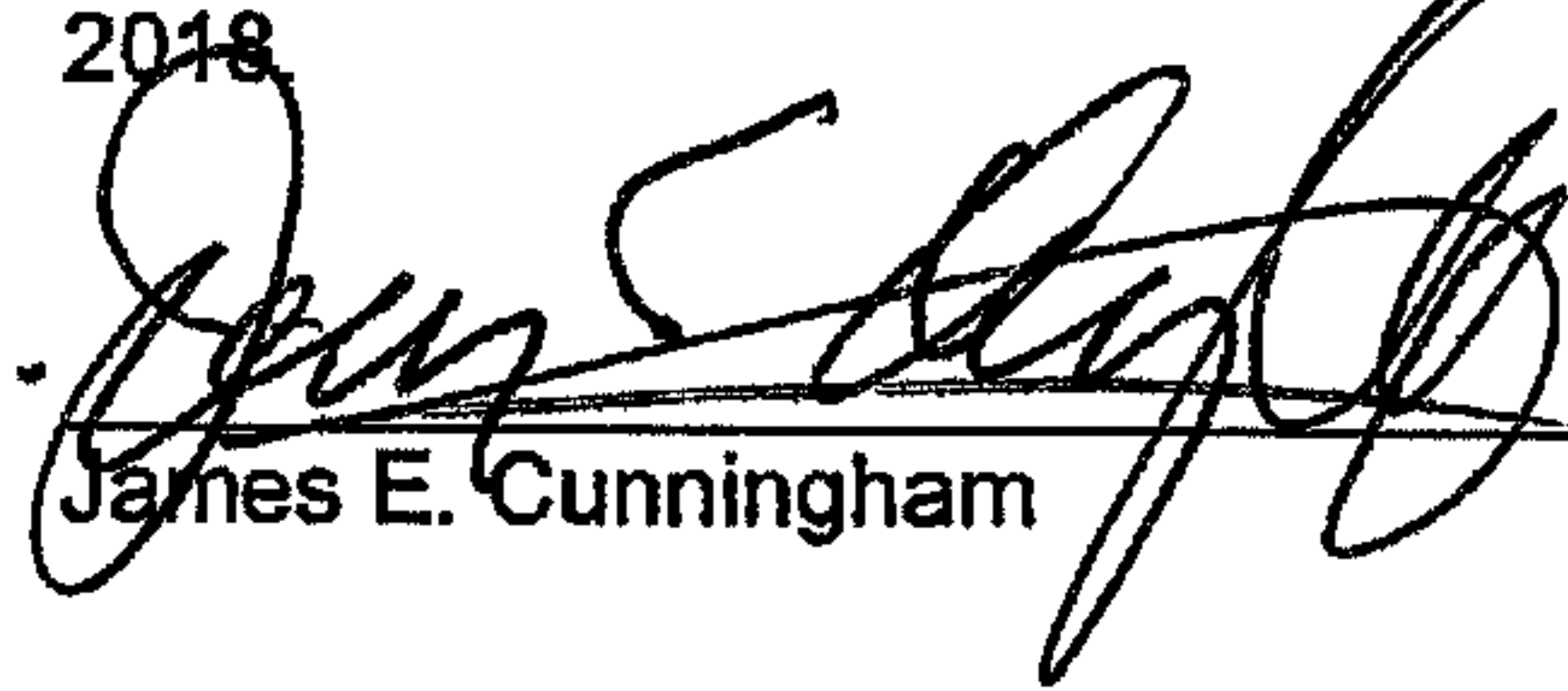
\$69,420.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor is a married man, however, this property is not the homestead of the Grantor or his spouse.

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, I/we have hereunto set my/our hand(s) and seal(s), this the 3rd day of August, 2018.

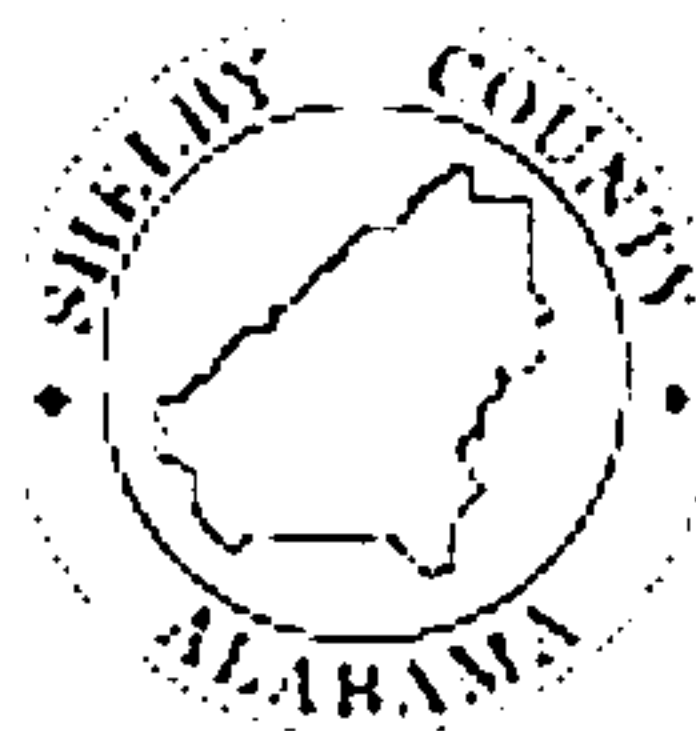
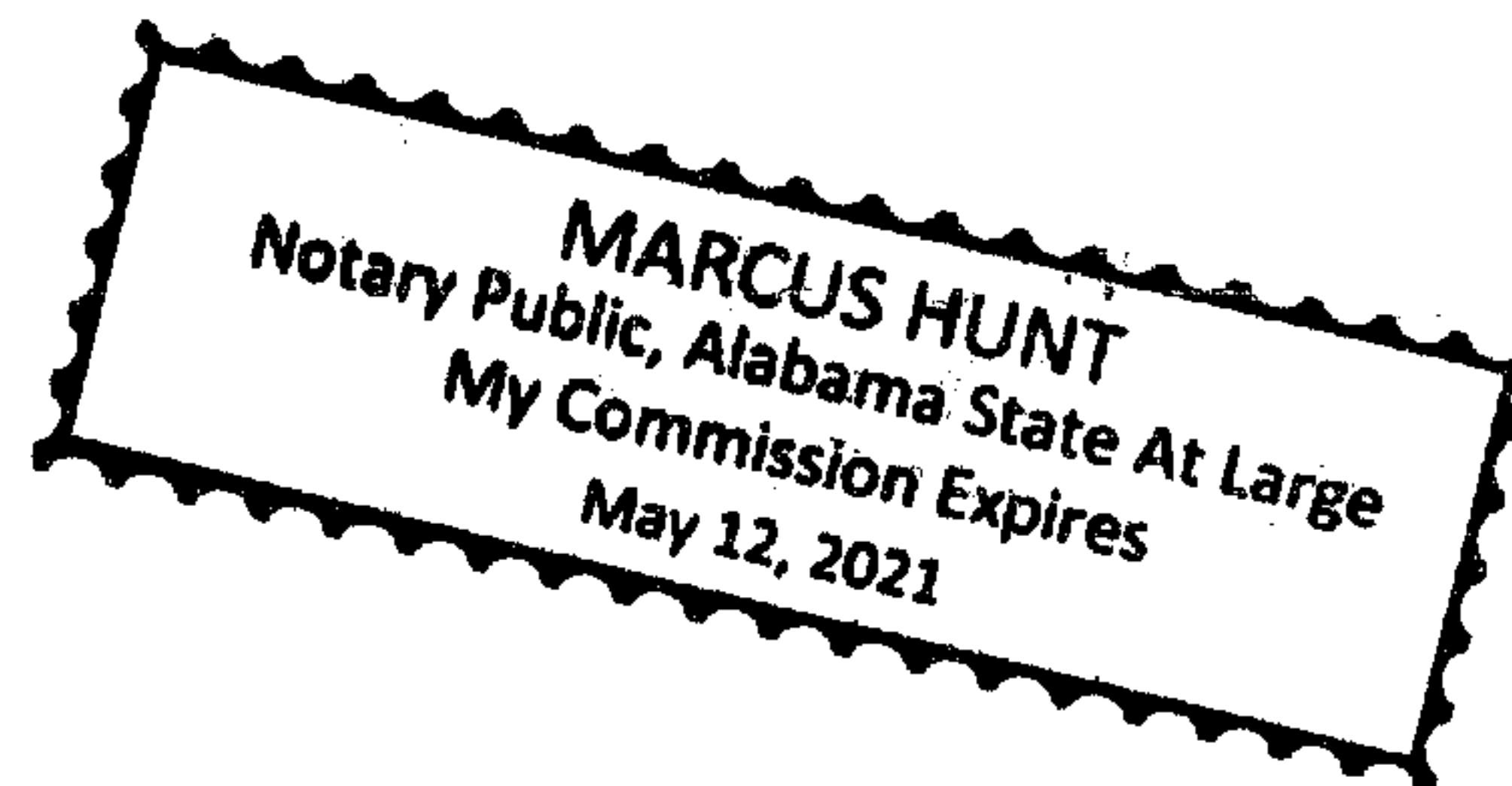

James E. Cunningham

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that James E. Cunningham, a married man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of August, 2018.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 5/12/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/06/2018 11:26:29 AM
\$38.00 CHERRY
20180806000278760

