

THIS INSTRUMENT PREPARED BY:

Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Shannon Hogue Abrams  
104 Lenox Drive  
Birmingham, AL 35242

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

**GENERAL WARRANTY DEED**

**20180927000345570**

**09/27/2018 03:27:44 PM**

**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SIXTY THOUSAND, SEVEN HUNDRED FIFTY and NO/100 (\$260,750.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Gateway Group Enterprises, Inc.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Shannon Hogue Abrams** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

Lot 35, according to the Survey of Lenox Place Phase One, as recorded in Map Book 19, page 44, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$247,712.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Property address: **104 Lenox Drive, Birmingham, AL 35242**

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this September 27, 2018

Gateway Group Enterprises, Inc.

  
By: Jason Hollon

Its: President

STATE OF ALABAMA)

:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Jason Hollon**, whose name as President of **Gateway Group Enterprises, Inc.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents he, in his capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this September 27, 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: March 14, 2020

ALAN CROCKER KEITH  
Notary Public, Alabama State at Large  
My Commission Expires March 14, 2020

## Real Estate Sales Validation Form

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

Grantor's Name Gateway Group Enterprises, Inc.  
 Mailing Address 270 Doug Baker Blvd.  
#700-276  
Birmingham, AL 35242

Grantee's Name Shannon Hogue Abrams  
 Mailing Address 104 Lenox Drive  
Birmingham, AL 35242

Property Address 104 Lenox Drive  
Birmingham, AL 35242

Date of Sale 09/21/2018  
 Total Purchase Price \$ 260750.00

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ 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 9/24/18

Print Jeff W. Parmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/27/2018 03:27:44 PM  
 \$34.50 CHERRY  
 20180927000345570

*Jeff W. Parmer*

**Form RT-1**