

This Instrument was Prepared by:

Heath S. Holden, Attorney at Law, LLC
P.O. Box 43281
Birmingham, AL 35243

File No.: 180466

Send Tax Notice To: Sandra Muntner
1109 Gables Drive
Hoover, AL 35244

20181210000429760

12/10/2018 01:23:24 PM

DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Eight Thousand Dollars and No Cents (\$68,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Elizabeth C. Butler, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sandra Muntner**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1109 Gables Drive, Hoover, AL 35244**; to wit;

UNIT 1109, 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 237, AND 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 50, 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 AMENDED IN REAL VOLUME 50, PAGE 325, FURTHER AMENDED BY REAL 189, PAGE 222; REAL 222, PAGE 691; REAL 238, PAGE 241; REAL 269, PAGE 279, FURTHER AMENDED BY ELEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN REAL 284, PAGE 181, 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.

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the _____ day of
12/06/2018

Elizabeth C. Butler

Elizabeth C. Butler

State of VIRGINIA

County of Fairfax

I, ~~Tiara Lashay Bryant~~, a Notary Public in and for the said County in said State, hereby certify that *ELB*
Elizabeth C. Butler, 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 executed the same voluntarily on the day the same bears date.

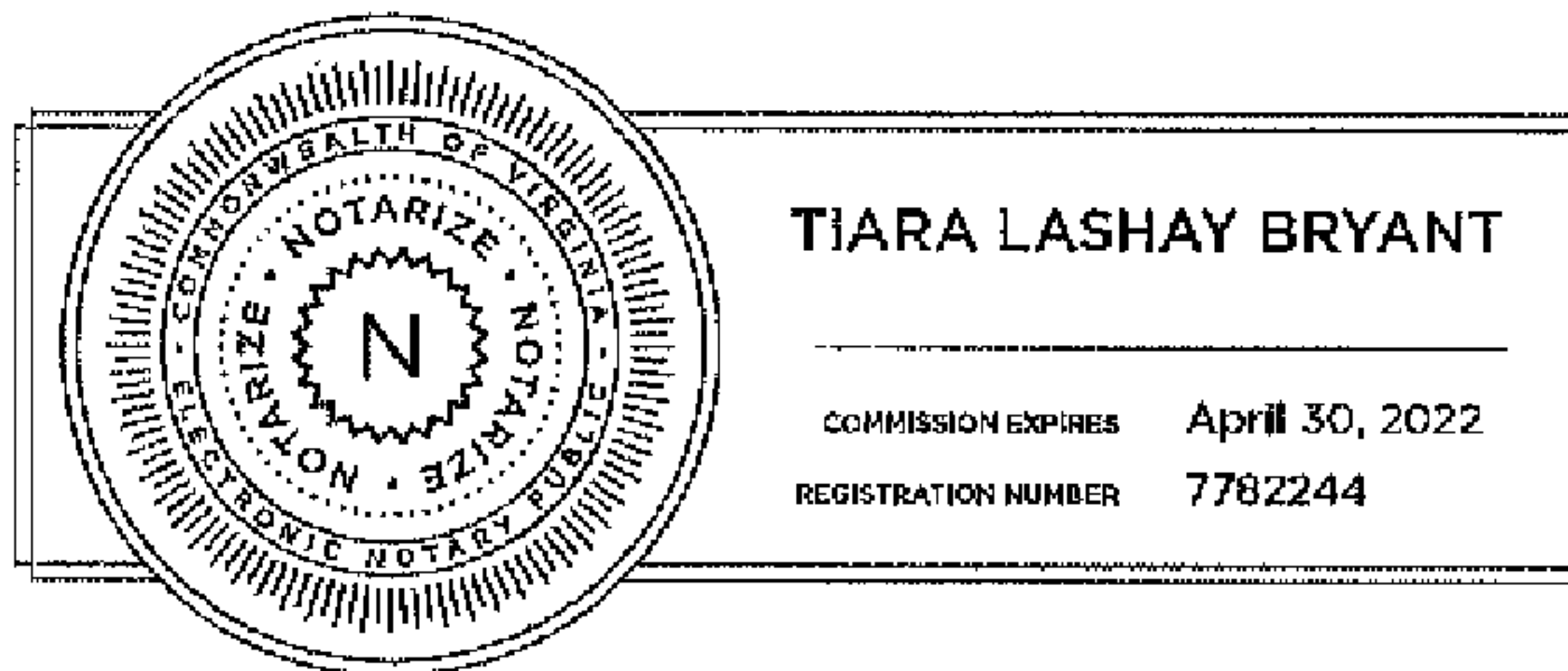
Given under my hand and official seal this the 06th day of December, 2018.

Tiara Lashay Bryant

Notary Public, State of VIRGINIA

Tiara Lashay Bryant

My Commission Expires: 04/30/2022



Notarized online using audio-video communication

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

Grantor's Name Elizabeth C. Butler
 Mailing Address 1109 Gables Drive
Hoover, 35244 35244

Grantee's Name Sandra Muntner
 Mailing Address 1109 Gables Drive
Hoover, AL 35244

Property Address 1109 Gables Drive
Hoover, AL 35244

Date of Sale December 07, 2018
 Total Purchase Price \$68,000.00

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 ☐ 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 of 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 December 10, 2018

Print Elizabeth C. Butler

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/10/2018 01:23:24 PM
 \$89.00 CHARITY
 20181210000429760

Allen S. Bayl

Form RT-1