

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

GRANTEE'S ADDRESS:
GAO LLC

3442 Flintshire Drive
Hoover, AL 35226

STATE OF ALABAMA)

GENERAL WARRANTY DEED

20181214000438490

COUNTY OF JEFFERSON)

12/14/2018 03:59:23 PM

DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifteen Thousand and NO/100 (\$15,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **Mary G. Holt** a single woman, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **GAO LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

See Exhibit A

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

Gerald D. Grant is the surviving grantee of that certain deed recorded at Book 4016, page 128, in the Jefferson County, Alabama Probate office; the other grantee, Gloria H. Grant, having passed on August 15, 2017

Gerald D. Grant is one and the same as Gerald Grant.

Property Address: **2429 Dove Place, Hoover, AL 35226**

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 herein above 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 successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 13 day of December, 2018.

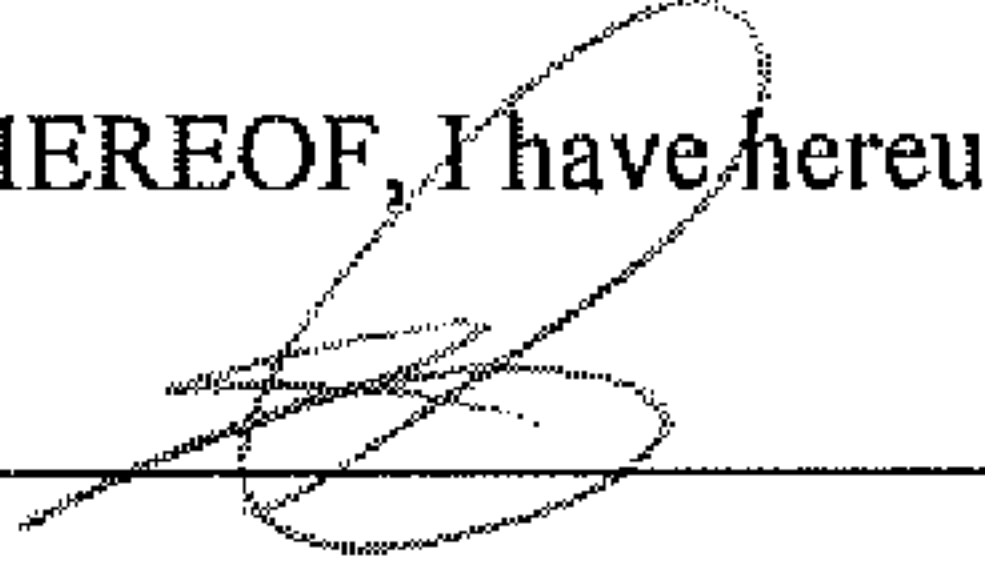
Mary G. Holt
By Kristi H. Hosey
As Attorney-in-Fact/Agent

Mary G. Holt
By Kristi H. Hosey
As Attorney-in-Fact/Agent

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Mary G. Holt**, whose name is signed by **Kristi H. Hosey** as Agent/Attorney-in-Fact for her, pursuant to a Durable Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she, in her capacity as Agent/Attorney-in-Fact for **Mary G. Holt**, pursuant to a General Durable Power of Attorney of Mary G. Holt, 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 December 13 2018.


Alan C. Keith
NOTARY PUBLIC
My Commission Expires: 03/14/2020

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

Exhibit A

Legal Description

Unit 1-3, in Windhover, a condominium, located at Old Rocky Ridge Road, Jefferson County, Alabama, as established by Declaration of Condominium, recorded on July 23, 1975, in Real Volume 1197, page 669, in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, page 1, in the Probate Office of Shelby County, Alabama, as amended by Amendments of Declaration of Condominium recorded in Real Volume 1200, page 637, in Real Volume 1385, page 91, in Real Volume 1388, page 152, in Real Volume 1564, page 374, in Real Volume 1573, page 594, in Real Volume 1632, page 85, and in Real Volume 1632, page 93, in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, page 196, in Misc. Book 18, page 28, in Misc. Book 18, page 163, in Misc. Book 24, page 465, in Misc. Book 24, page 468, in Misc. Book 26, page 329 and in Misc. Book 26, page 337, in the Probate Office of Shelby County, Alabama, together with an undivided interest in the common elements of Windhover, a Condominium, as set out in Exhibit "B" attached to said Declaration of Condominium, as it may have been or may hereafter be amended pursuant to said Declaration; said unit being more particularly detailed in the plans and drawings of said condominium as recorded in Map Book 107, page 26, in the Probate Office of Jefferson County, Alabama, and in Map 6, page 52, in the Probate Office of Shelby County, Alabama, as amended by revised or supplemental plans recorded in Map Book 107, page 32, in Map Book 111, page 34, in Map Book 115, page 5, in Map Book 116, page 76 and in Map Book 116, page 77, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, page 55, in Map book 6, page 133, in Map Book 7, page 41, in Map Book 7, page 81, and in Map Book 7, page 82, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Mary G. Holt
 Mailing Address 2001 Cahaba Crest Drive
Birmingham, AL 35242

Grantee's Name GAO LLC
 Mailing Address 3442 Flintshire Drive
Hoover, AL 35226

Property Address 2429 Dove Place
Birmingham, AL 35216

Date of Sale 12/13/2018
 Total Purchase Price \$ 15000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/14/2018 03:59:23 PM
 \$39.00 CHERRY
 20181214000438490

Allen S. Byrd

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 12/14/18

Print Jeff W. Parmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1