

Send tax notice to:  
Donald & Lonita Hilliard  
603 Gables Drive  
Hoover, AL 35244  
HOV1900102

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

20190308000074130  
03/08/2019 08:18:55 AM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Nine Thousand Two Hundred Fifty and 00/100 Dollars (\$99,250.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **James E. Cunningham, a married man whose mailing address is: 2441 Vestavia Drive; Vestavia, AL 35216** (hereinafter referred to as "Grantors"), by **Donald Hilliard and Lonita Hilliard** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Unit 603, 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 Volume 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 Volume 96, Page 855 and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and amended in real Volume 50, Page 325, further amended in Real 50, Page 325; Real 189, Page 222; Real 222, Page 691; Real 238, Page 241; Real 269, Page 270 and 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 41-44, and amended in Map Book 9, Page 135 and further amended by Map Book 10, Page 49 and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

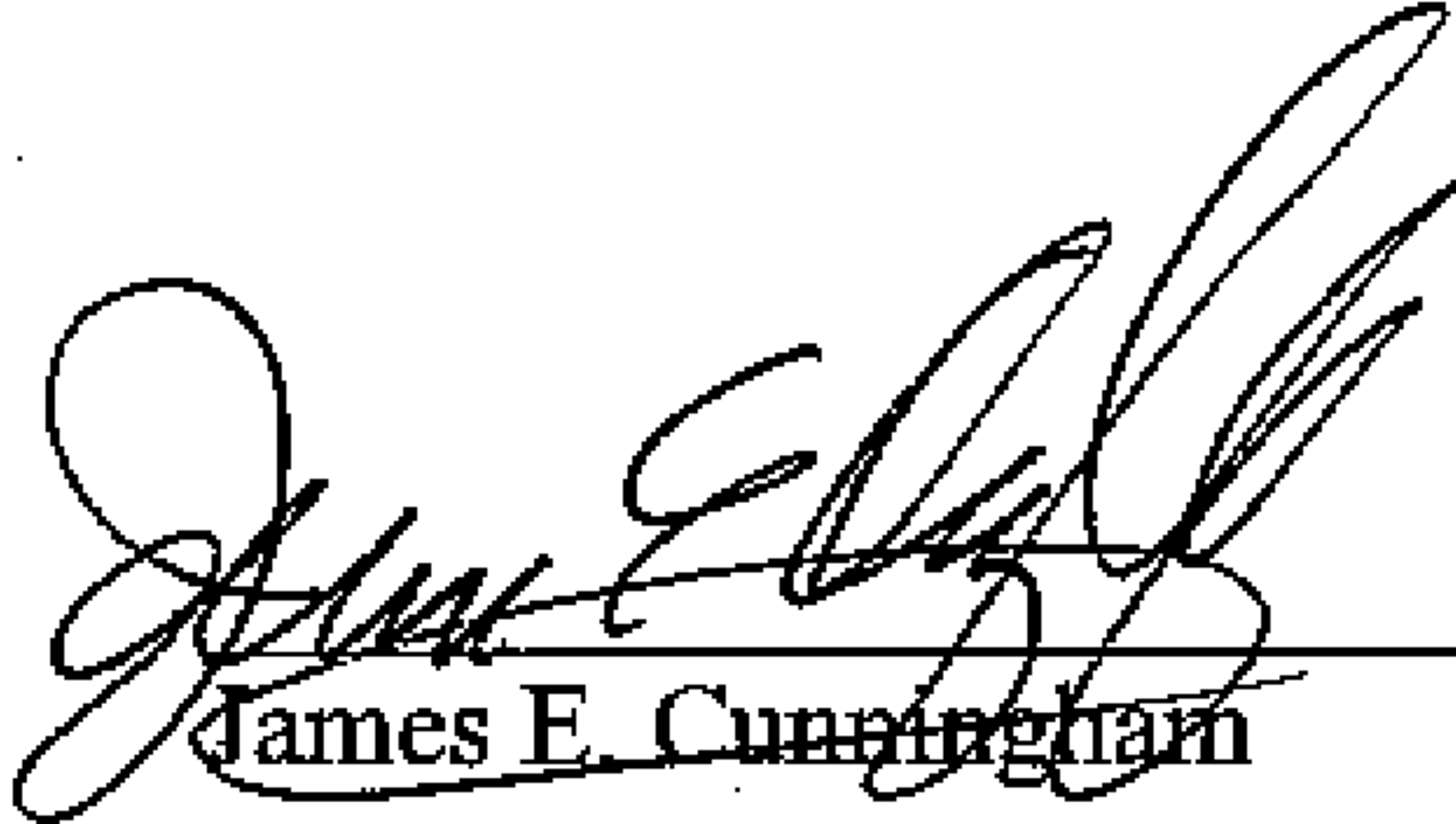
MINING AND MINERAL RIGHTS EXCEPTED.

**This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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 James E. Cunningham have hereunto set their signatures and seals on March 7, 2019.

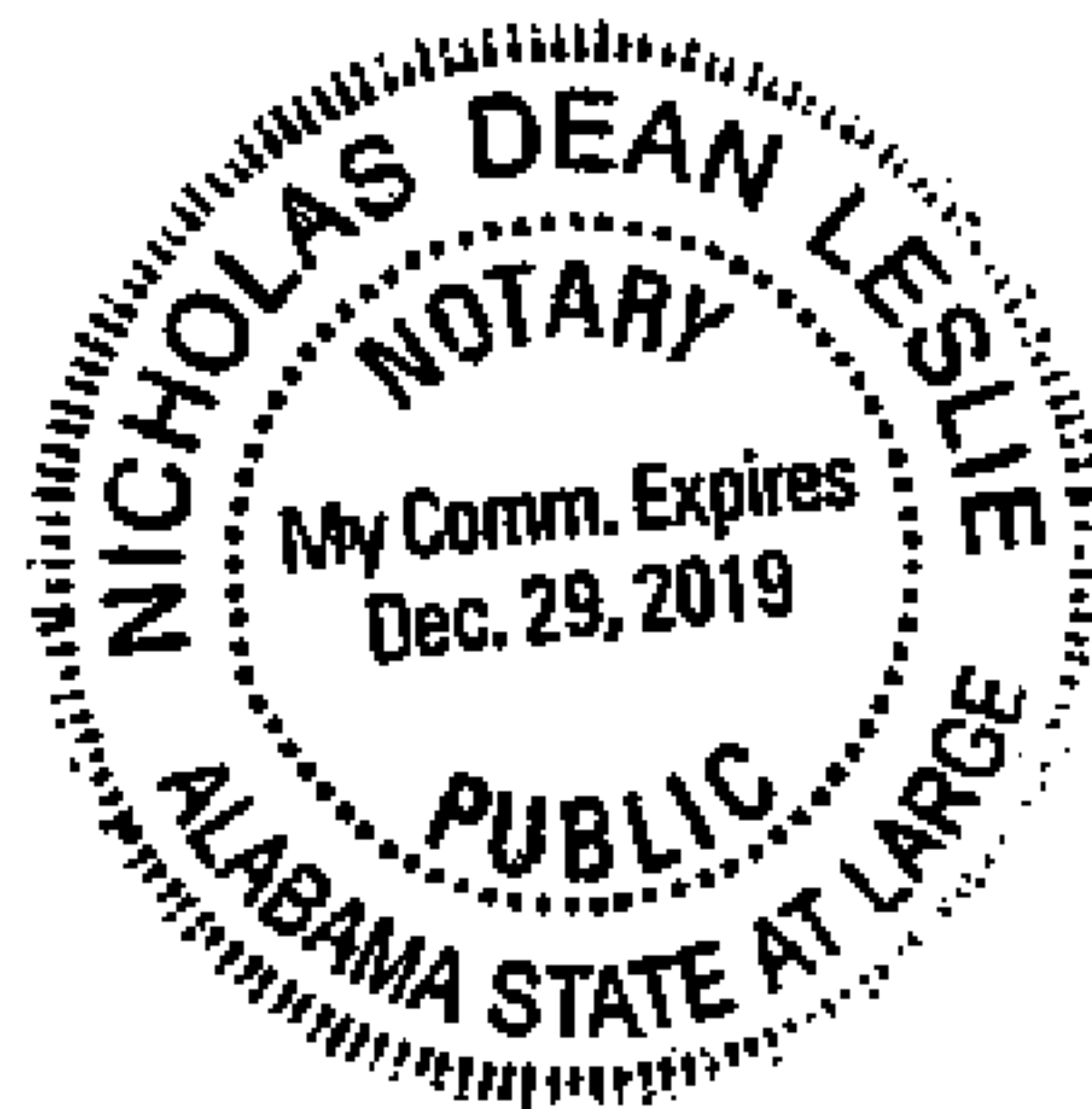
  
James E. Cunningham

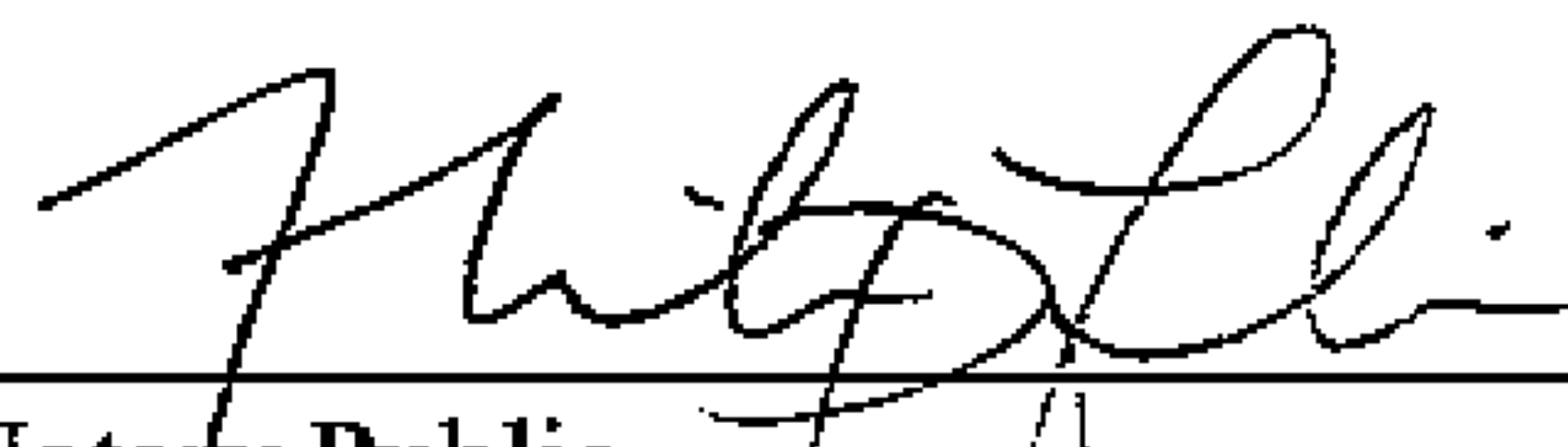
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Cunningham, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of March, 2019

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Nicholas Dean Leslie  
Commission Expires: 12-29-19



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/08/2019 08:18:55 AM  
\$117.50 CHERRY  
20190308000074130

