

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Kahlil G. Baker
806 Gables Dr.
Hoover, AL 35244

GENERAL WARRANTY DEED

20190702000236410

State of Alabama
County of Shelby

**07/02/2019 11:00:03 AM
DEEDS 1/1**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Nine Thousand Five Hundred Seventeen Dollars and No Cents (\$109,517.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, J. Randall Beckers, a married person (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Kahlil G. Baker (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Unit 806, Building B, in The Gables, 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 50, Page 942 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 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, Page 41 thru 44 and amended in Map Book 9, Page 135 and further amended by Map Book 10, Page 49 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$105,683.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The property is not the homestead of the grantor nor that of 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 20th day of June 2019

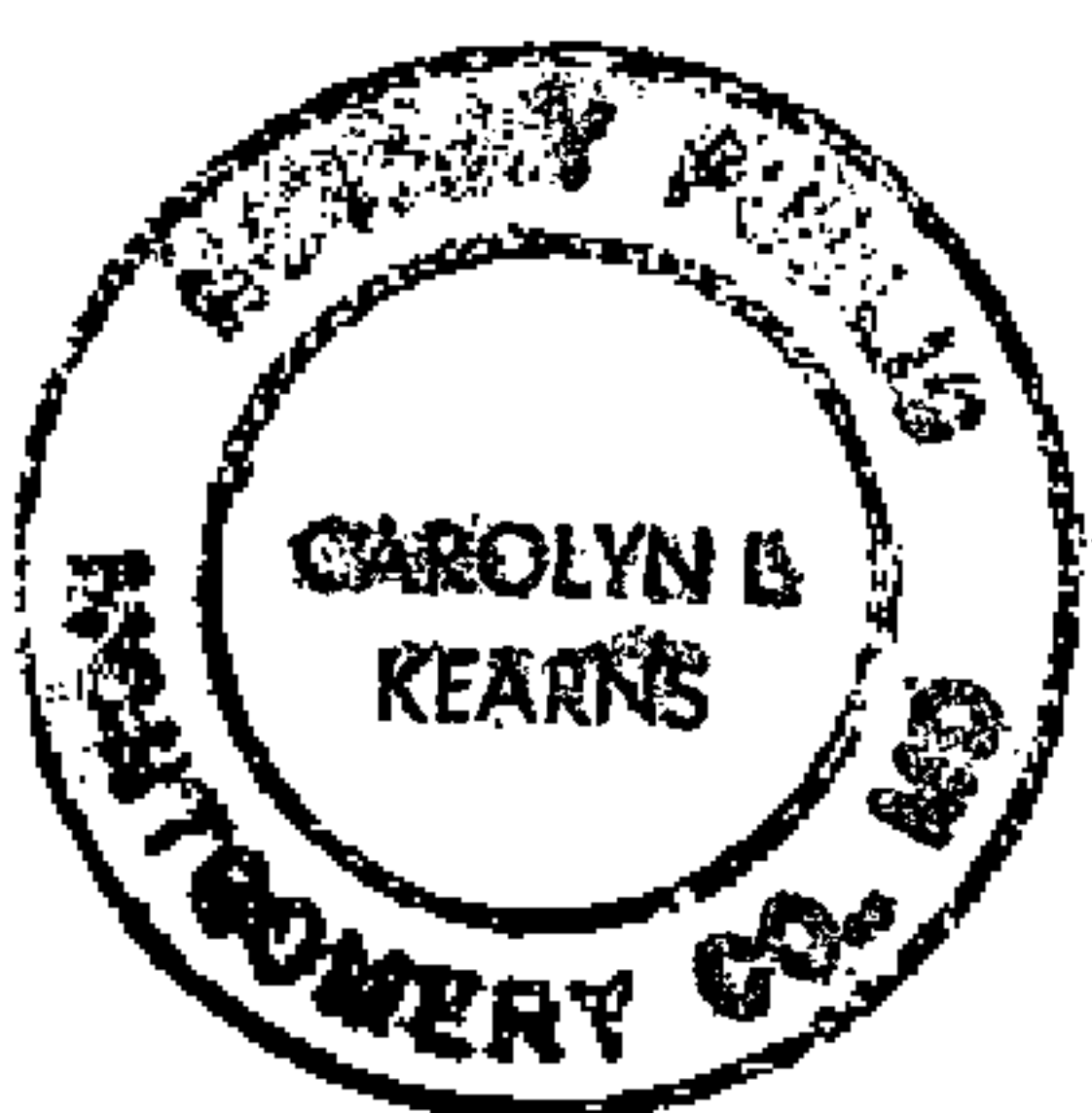
[Signature]
Randall Beckers

State of Maryland
County of Montgomery

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that J. Randall Beckers 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 20 day of June, 2019

Carolyn L. Kearns
Notary Public, State of Alabama
CAROLYN L. KEARNS
Printed Name of Notary
My Commission Expires: 06/01/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2019 11:00:03 AM
\$19.00 CHARITY
20190702000236410

Alli S. Boyd