

SEND TAX NOTICE TO:
Adam Lloyd Akers
1007 Gables Drive
Birmingham, Alabama 35244

20191015000378990
10/15/2019 08:33:43 AM
DEEDS 1/3

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twelve Thousand dollars & no cents (\$112,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Abraham C. George and Annie George, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Adam Lloyd Akers** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

UNIT 1007, BUILDING 10, PHASE IV, IN THE GABLES, A CONDOMINIUM, A CONDOMINIUM LOCATED VOLUME IN IN SHELBY, 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, 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 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, FURTHER AMENDED BY REAL 189, PAGE 222, REAL 222, PAGE 691, REAL 238, PAGE 241, REAL 269, PAGE 270, 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.

\$106,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 9, Page 41-44 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.

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, 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 30, Page 407, and in Real 96, Page 855 and Real 97, Page 937.

By-Laws as shown in Real Volume 27, Page 733 and then 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 270, 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.

Limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Page 266 and Acts 1973 No. 1059, Page 1732 1975 Code of Alabama.

Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 4, Page 464 and Volume 127, page 140.

Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) as recorded in Misc. Book 13, Page 30 and amended by Amendment No. 1 in Misc. Book 15, Page 189 and further amended by Amendment No. 2 as recorded in Misc. Book 19, Page 633.

Land use Agreement between Harbert - Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, as recorded in Misc. Book 19, Page 690.

Permit to Alabama Power Company as recorded in Real Record 032, Page 924 and Real Book 220, Page 457.

Right of way to Alabama Power Company as recorded in Volume 347, Page 472.

Sewer Easement as described in Real Record 097, Page 535.

Easement to South Central Bell as recorded in Real Record 087, Page 189.

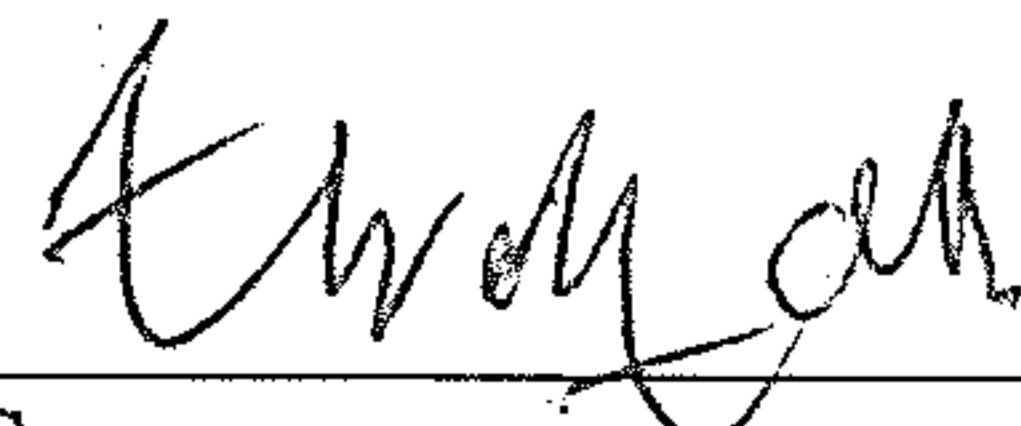
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Real Record 010, Page 177 and amended in Real Volume 50, Page 327; Real Volume 50, Page 327; Real Volume 50, Page 340; re-recorded in Real Volume 50, Page 942 and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407; Corporate Volume 026, Page 292 and amended in Real Volume 165, Page 578; Real Volume 189, Page 222; Real Volume 10, Page 177, at Page 243 and amended in Corporate Volume 27, Page 733 and then amended in Real Volume 50, Page 325; Real Volume 222, Page 691.

Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Deed Book 331, Page 757, Item 6.


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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **October 11, 2019** .



Abraham C. George (Seal)



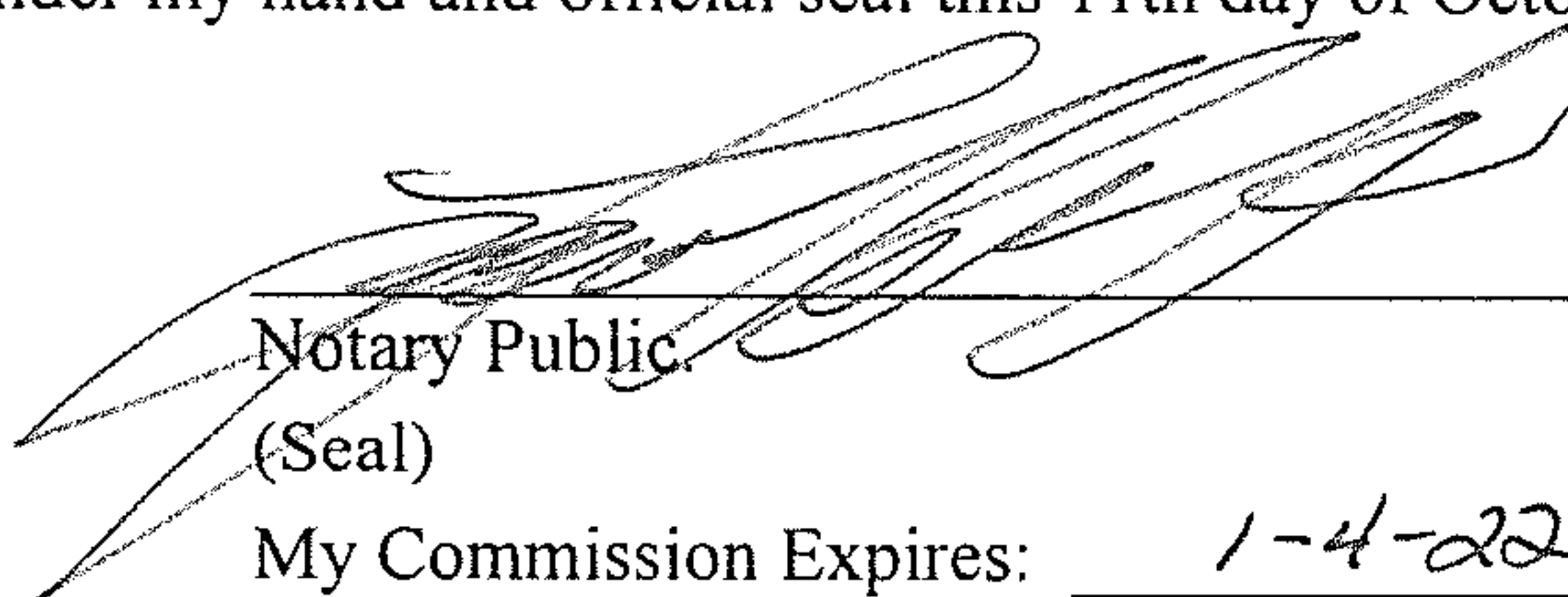
Annie George (Seal)

STATE OF ALABAMA

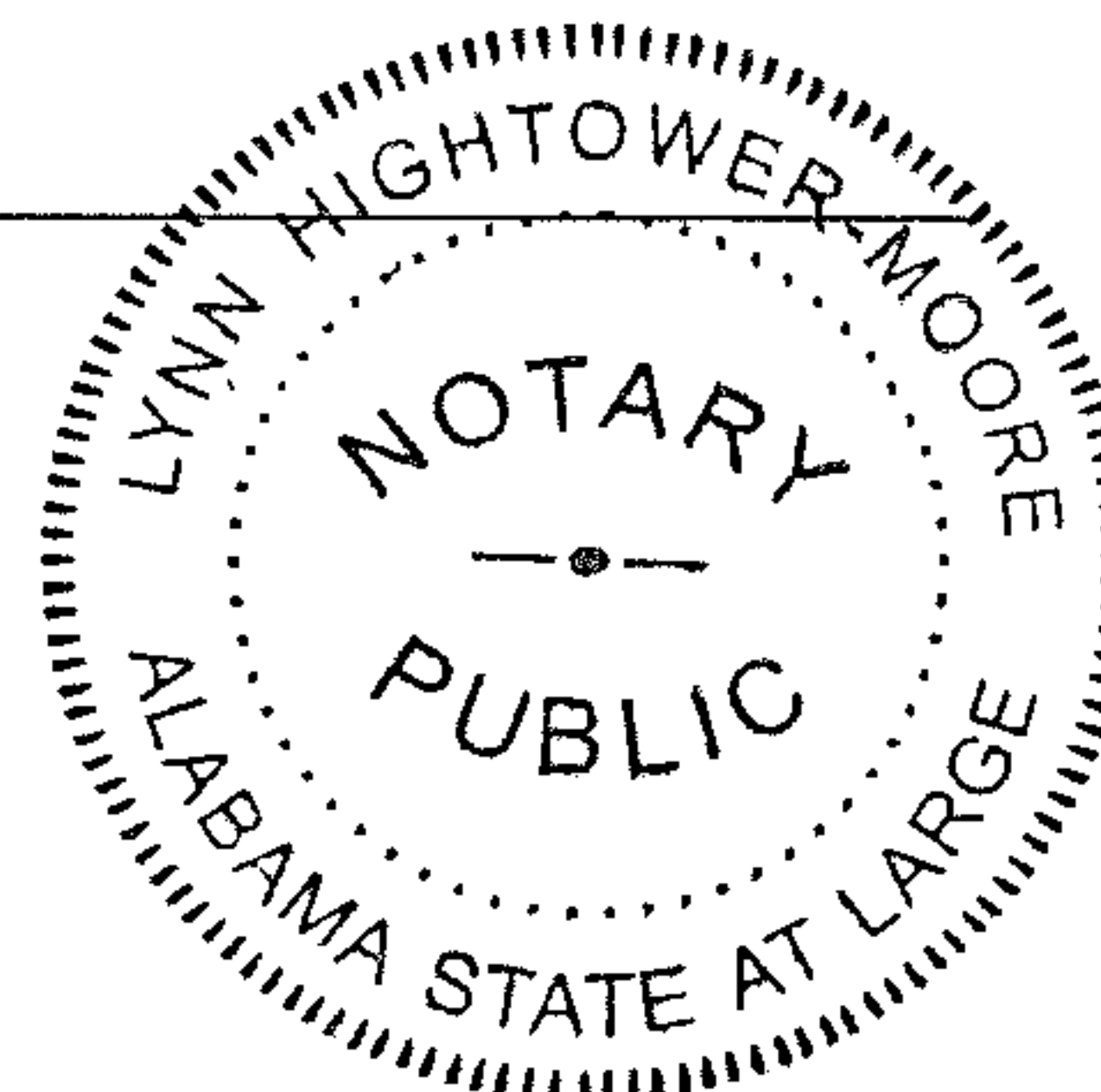
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Abraham C. George and Annie George, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 11th day of October, 2019



Notary Public.
(Seal)
My Commission Expires: 1-4-22



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Abraham C. George and Annie George Grantee's Name Adam Lloyd Akers

Mailing Address 801 Shelton Beach Road
Saraland, Alabama 36571
Property Address 1007 Gables Drive
Birmingham, Alabama 35244

Mailing Address 1007 Gables Drive
Birmingham, Alabama 35244
Date of Sale 10/11/2019

Total Purchase Price \$112,000.00
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
[X] Sales Contract
Closing Statement
Appraisal
Other

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 10-11-19

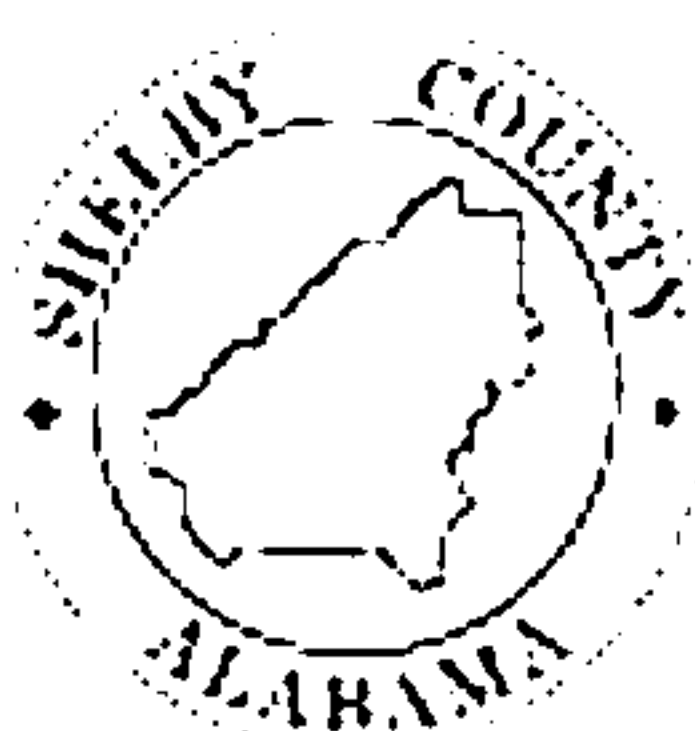
Print Adam Lloyd Akers

Unattested

(verified by) [Signature]

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2019 08:33:43 AM
\$34.00 CATHY
20191015000378990

Alvin S. Bayl