

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:
ANN COLLINS
406 GABLES DR
HOOVER, AL 35244

WARRANTY DEED

20200303000082850
03/03/2020 08:17:59 AM
DEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Eighty Nine Thousand and 00/100 Dollars (\$89,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, DAVID WANDRISCO, an unmarried person (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto ANN COLLINS (herein referred to as “Grantee”), all of his/her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$89,540 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A FIRST MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and his/her assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his/her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hands and seals, this 2nd day of MARCH, 2020.

DAVID WANDRISCO

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, DAVID WANDRISCO whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of MARCH, 2020.

Notary Public

My Commission Expires: 9/18/2021

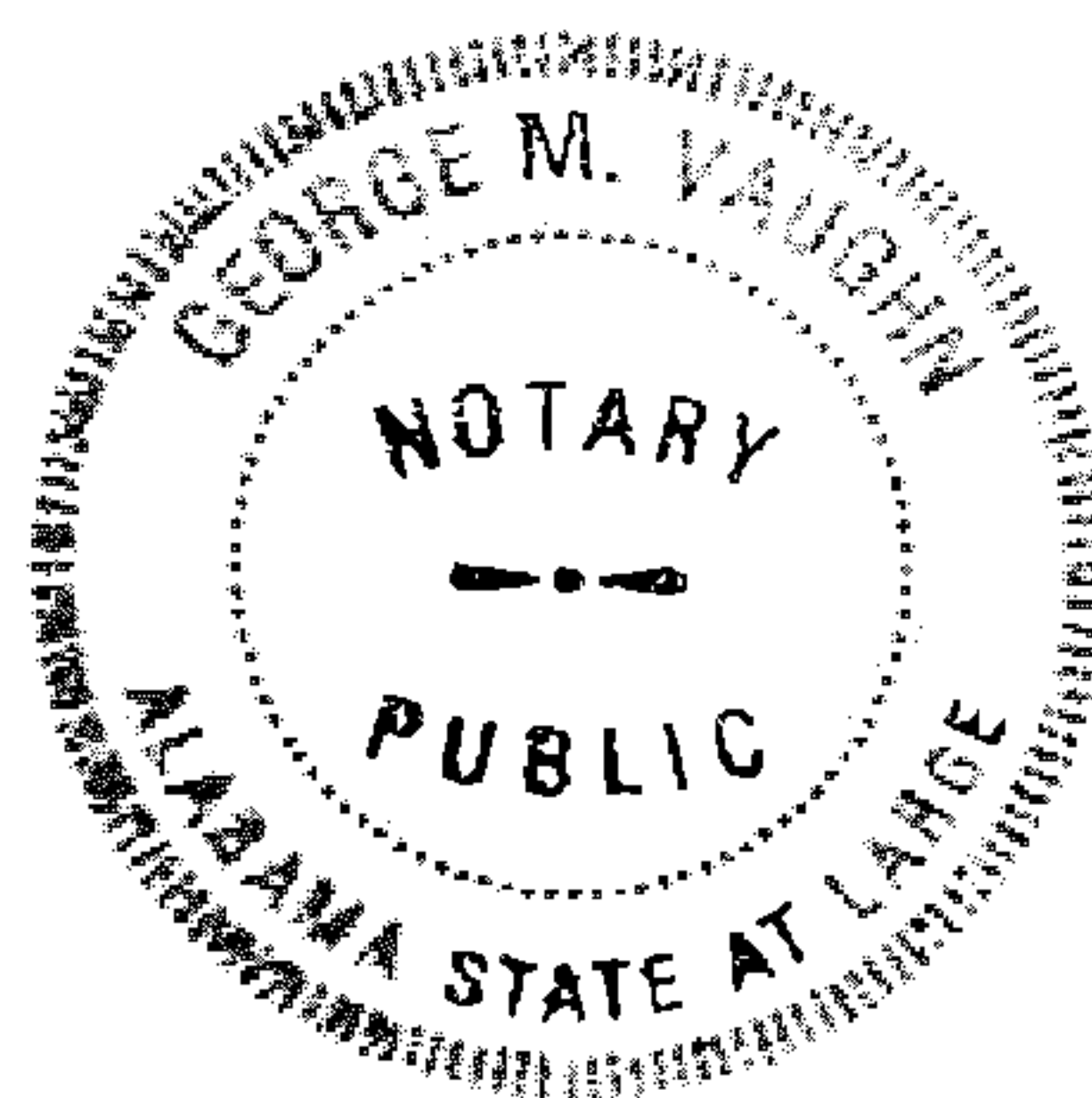


EXHIBIT A

LEGAL DESCRIPTION

Unit 406, Building 4, in The Gables, a Condominium located in Shelby County, Alabama as established by Declaration of Condominium and By-Laws thereto 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 Volume 50, Page 942, Real Volume 165, Page 578 and amended Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407 and real Volume 96, Page 855 and Real Volume 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 Volume 189, Page 222, Real Volume 222, Page 691 and Real Volume 238, Page 241, together with an undivided interest in Common Elements, as set forth in 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 through 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.

Real Estate Sales Validation Form

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

Grantor's Name David Wandersa
 Mailing Address 4665 Old Lany Hill Rd
Veston, 35247

Grantee's Name Ann Collins
 Mailing Address 406 Gables Drive
Idgerver AL 35244

Property Address 406 Gables Drive
Idgerver AL 35244

Date of Sale 3/2/2020
 Total Purchase Price \$ 89,000

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
☐ 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 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 3/2/2020

Print George M. Vaughn

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/03/2020 08:17:59 AM
 \$120.00 CHARITY
 20200303000082850

Allen S. Bayl