

THIS INSTRUMENT PREPARED BY:

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

SEND TAX NOTICE TO:

117 Cambrian Way Trust
270 Doug Baker Blvd. #700-276
Birmingham, AL 35242

20200709000286000

07/09/2020 03:35:21 PM

DEEDS 1/2

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **NINETY THOUSAND FIVE HUNDRED AND 00/100 (\$90,500.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Elaine Rhodes, 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, **Gateway Group Enterprises, Inc., Trustee of the 117 Cambrian Way Trust** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Unit 117 in Cambrian Wood Condominium, By-laws and Amendments thereto, as established by Declaration of Condominium, By-Laws and Amendments thereto, as recorded in Miscellaneous Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and Amended by Miscellaneous Book 13, Page 2, Miscellaneous Book 13, Page 4 and Miscellaneous Book 13, Page 344, in said Probate Office together in Map Book 6, Page 62, with an undivided .0111225% interest in the common elements as set forth in said Declaration.

Elanie Rhodes is the surviving grantee of that certain deed recorded in Instrument #20050718000358000 the other grantee Thomas A. Farr having died on July 11, 2005.

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

Property Address: **117 Cambrian Way, Birmingham, AL 35242**

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

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

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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 GRANTORS have hereunto set his/her hand and seal this **8th day of July, 2020.**

Elaine Rhodes

Elaine Rhodes

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

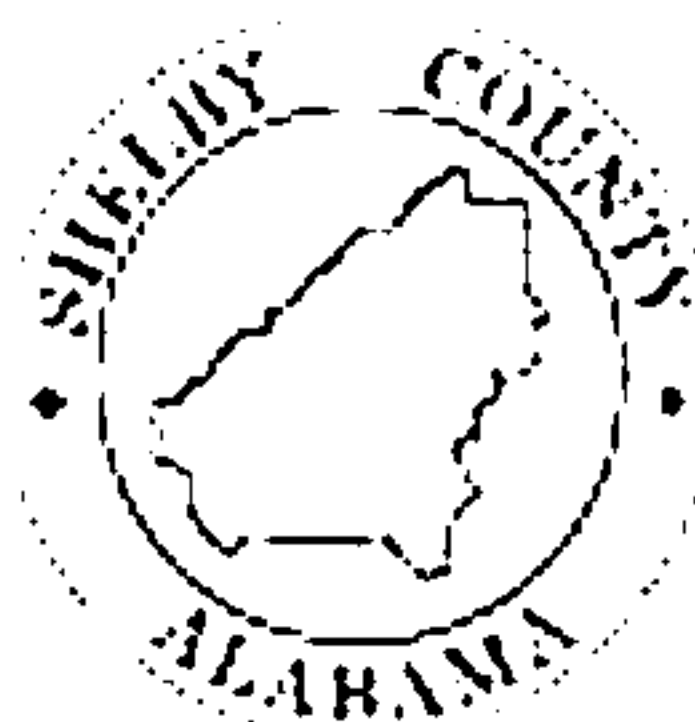
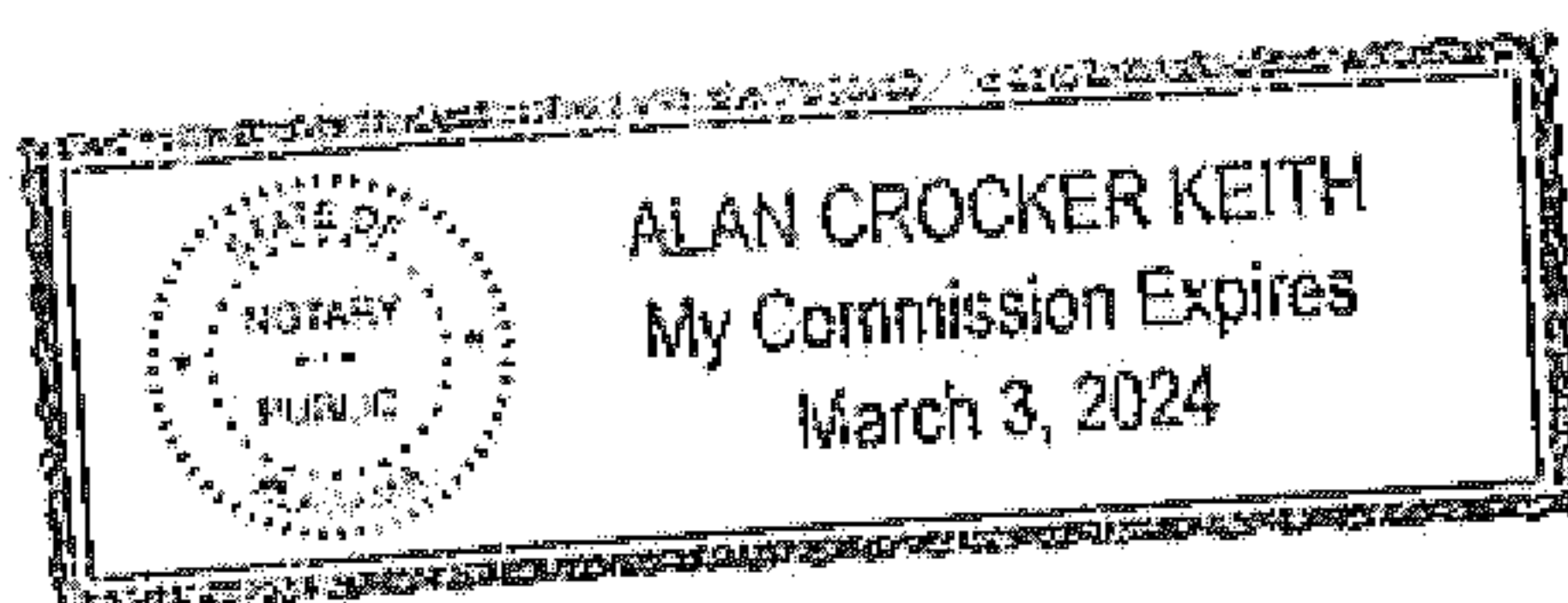
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Elaine Rhodes** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name voluntarily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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **8th day of July, 2020.**



NOTARY PUBLIC

My Commission Expires: **03/03/2024**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2020 03:35:21 PM
\$115.50 CHARITY
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Allen S. Bayl