

205-733-2600
2700 Highway 280 Ste 380E
Birmingham, AL 35223
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2020-918

Send Tax Notice To:
IRA INNOVATIONS LLC FBO GEORGE S.
MOSS AND CYNTHIA S. MOSS, IRA
209 Gables Drive
Hoover, AL 35244

GENERAL WARRANTY DEED

20200925000433610

09/25/2020 02:43:31 PM

DEEDS 1/3

STATE OF ALABAMA)
JEFFERSON COUNTY)
Shelby

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINETEEN THOUSAND THREE HUNDRED AND 00/100 (\$119,300.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **MONICA OUTLAND**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **IRA INNOVATIONS LLC FBO GEORGE S. MOSS, 80% UNDIVIDED INTEREST AND CYNTHIA S. MOSS, IRA, 20% UNDIVIDED INTEREST** (herein referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of ~~JEFFERSON~~, State of Alabama, to-wit:

Shelby

SEE EXHIBIT A

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

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, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and or assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real 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 or assigns, forever against the lawful claims of all persons.

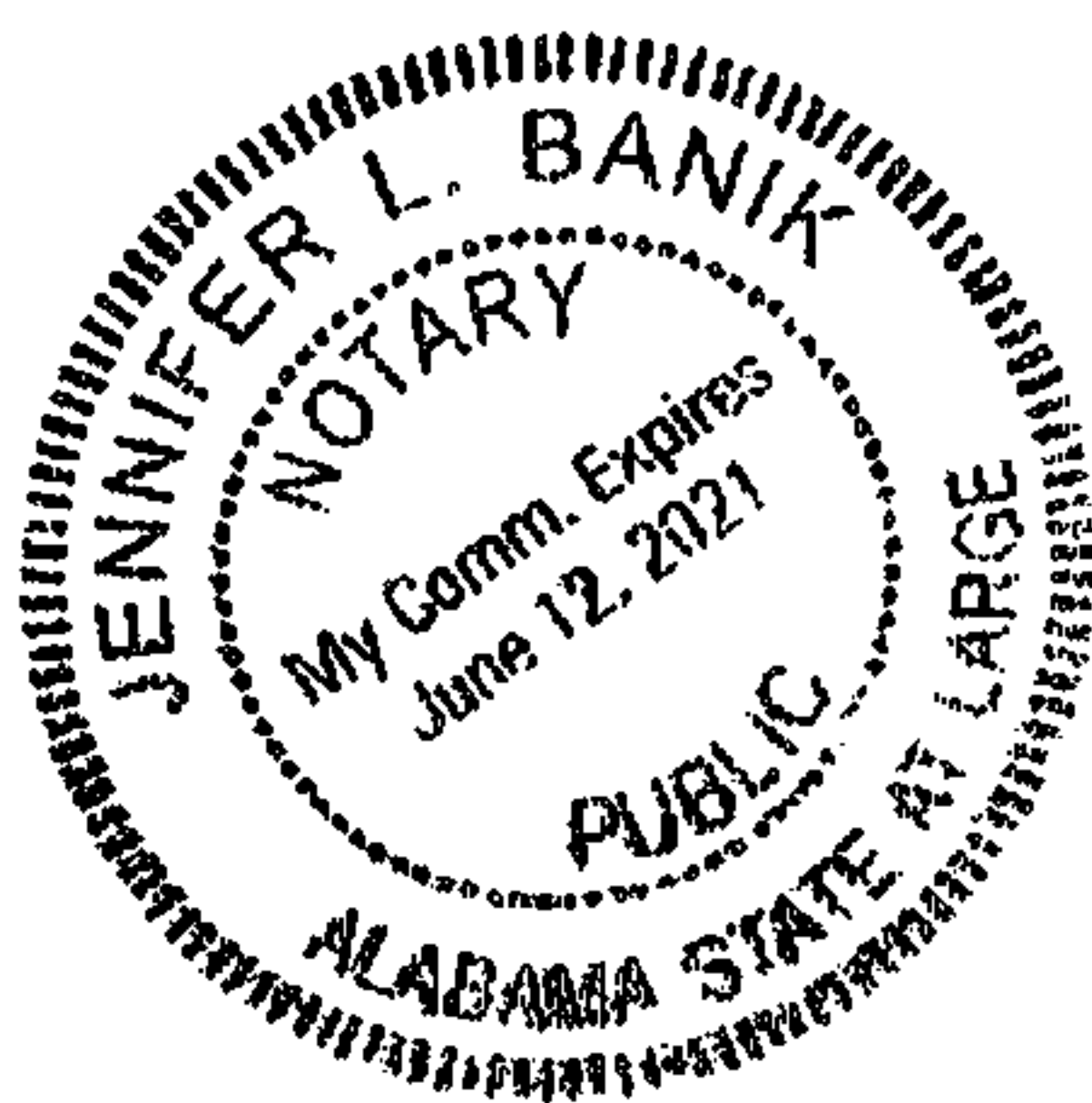
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 24 day of September, 2020.

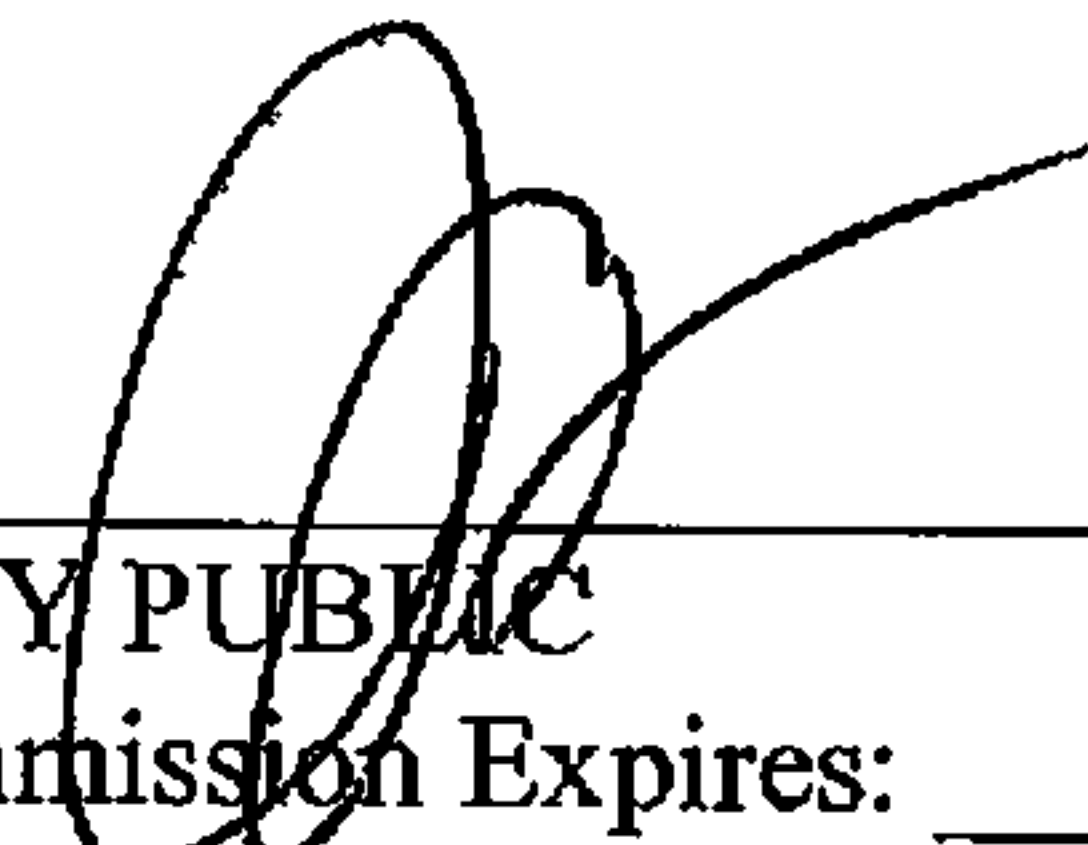

MONICA OUTLAND

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **MONICA OUTLAND**, 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24 day of September, 2020.





NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT A

Unit 209, Building 2, In The Gables, a Condominium, as established by that certain Declaration of Condominium of The Gables, a Condominium as recorded in Real Volume 10, page 177, Amendment to the Declaration as recorded in Real 50, page 327 Amendment to the Declaration as recorded in Real 50, page 340 and refiled in Real 50, page 942, Third Amendment to Declaration as recorded in Real 59, page 19, Fourth Amendment to Declaration as recorded in Real 30, page 407; Fifth Amendment to Declaration as recorded in Real 96, page 855; Sixth Amendment to Declaration as recorded in Real 97, page 937; Seventh Amendment to Declaration as recorded in Real 165, page 578; Eighth Amendment to Declaration as recorded in Real 189, page 222; Ninth Amendment to Declaration as recorded in Real 238, page 241; Tenth Amendment to Declaration as recorded in Real 269, page 270; Eleventh Amendment to Declaration as recorded in Real 284, page 181 in the Probate Office of Shelby County, Alabama, and any future amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "B" thereto and floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and The Gables Phase 2 recorded in Map Book 9, page 135, The Gables Phase 3 recorded in Map Book 10, page 49, The Gables Phase 4 recorded in Map Book 12, page 50, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of The Gables Condominium Association Inc are attached as Exhibit "D" and Amendment to the By Laws as recorded in Real 27, page 733, Amendment to the By Laws as recorded in Real 50, page 325; Amendment to the By Laws as recorded in Real 222, page 691; Amendment to the By Laws as recorded in Instrument 20051101000566510; Amendment to the By Laws as recorded in Instrument 20060413000171390 and and to which said Declaration of Condominium the Articles of Incorporation of The Gables Condominium Association Inc are attached as Exhibit "E" and recorded in Real 26, page 922, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/25/2020 02:43:31 PM
 \$148.50 CHARITY
 20200925000433610

Allie S. Bayl