

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Ethan Taylor Broadhead
117 Cambrian Way
Birmingham, AL 35242

GENERAL WARRANTY DEED

20201208000560820

12/08/2020 11:10:02 AM

DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Nine Thousand And No/100 Dollars (\$159,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Gateway Group Enterprises, Inc., (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ethan Taylor Broadhead (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

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.

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.

Subject to a third party mortgage in the amount of \$151,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 7th day of December, 20 20.

Gateway Group Enterprises, Inc.

BY: _____

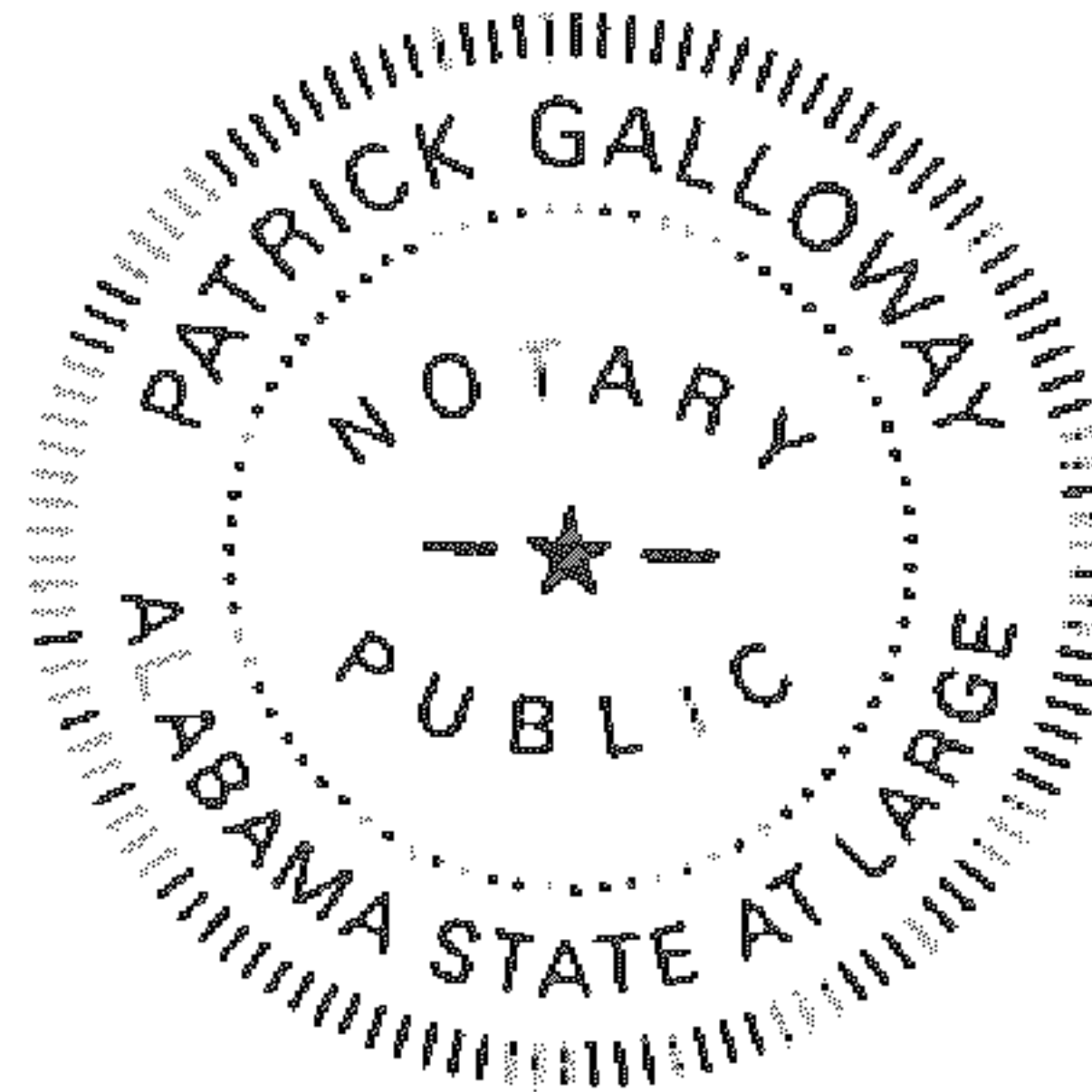
Jason Hollon
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jason Hollon, whose name as President of Gateway Group Enterprises, Inc., 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 and in his/her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 7th day of December, 2020.

Patrick Galloway
Notary Public
My commission expires 10-4-2021



Real Estate Sales Validation Form

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

Grantor's Name Gateway Group Enterprises, Inc.

Grantee's Name Ethan Taylor Broadhead

Mailing Address 117 Cambrian Way
Birmingham, AL 35242Mailing Address 117 Cambrian Way
Birmingham, AL 35242Property Address 117 Cambrian Way
Birmingham, AL 35242

Date of Sale December 7, 2020

Total Purchase Price \$159,000.00

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☐ Appraisal☐ Sales Contract☐ Other: _____☒ Closing StatementIf 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 - Gateway Group Enterprises, Inc., . .

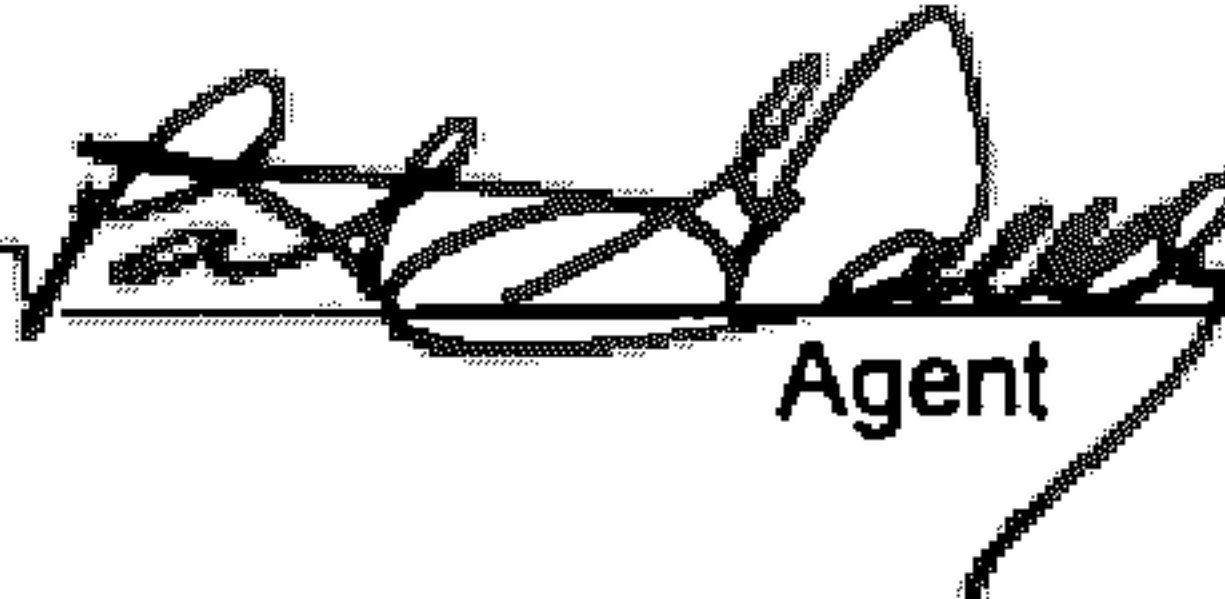
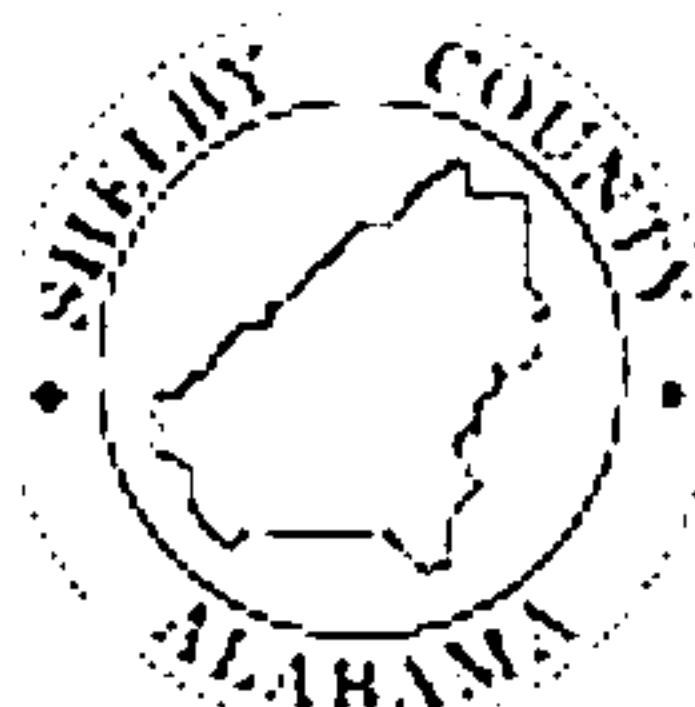
Grantee's name and mailing address - Ethan Taylor Broadhead, 117 Cambrian Way, Birmingham, AL 35242.

Property address - 117 Cambrian Way, Birmingham, AL 35242

Date of Sale - December 7, 2020.

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: December 7, 2020

Sign 
AgentFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2020 11:10:02 AM
\$36.00 CHERRY
20201208000560820Allen S. Bevil