

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB2112

805 Gables Dr.
Hoover, AL 35244

[Space Above This Line for Recording Data]

20210217000077300
02/17/2021 08:45:03 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Thirty-three Thousand and 00/100 Dollars (\$133,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Roger A. Miller and Desiree R. Miller, a married couple** whose mailing address is: 600 SOUTHERN LANE, HELENA, AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Benjamin D. Holmes** whose mailing address 805 Gables Dr Hoover AL 35244 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **805 Gables Drive, Hoover, AL 35244**

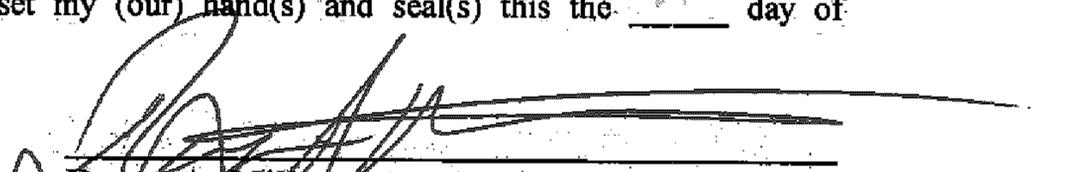
Unit 805, Building 8, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177, and amended in Real Volume 27, Page 733; Real Volume 50, Page 327 and Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942 and Real Volume 165, Page 578 and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407, 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 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, and Map Book 10, Page 49, further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.

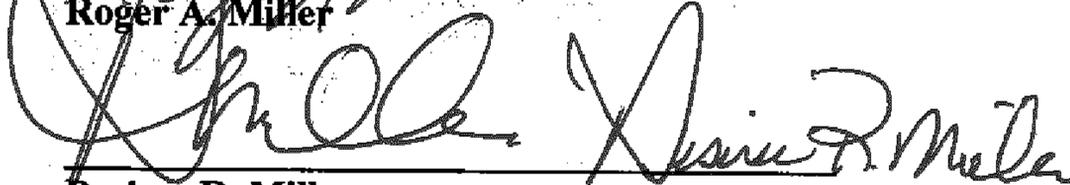
Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$133,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11 day of February, 2021.

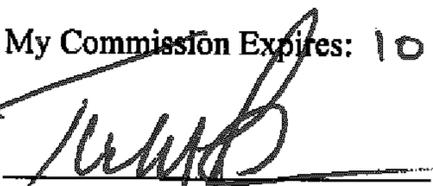


Roger A. Miller


Desiree R. Miller

STATE OF ALABAMA Tetters County ss:
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Roger A. Miller and Desiree R. Miller** whose name 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 11th day of Feb, 2021

My Commission Expires: 10/31/2024


Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2021 08:45:03 AM
\$26.00 CHARITY
20210217000077300

