

This instrument was prepared by:  
Halbrooks & Allen, LLC  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Gibson & Anderson Construction, Inc.  
2539 Rocky Ridge Road  
Birmingham, AL 35243

Property Address: Vacant Land in Caldwell Crossings,  
Hoover, AL

STATUTORY WARRANTY DEED  
TITLE NOT EXAMINED

Consideration \$95,000.00

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

20210602000269660  
06/02/2021 02:17:35 PM  
DEEDS 1/1

That for and in consideration of One and No/100 ----- (\$1.00) Dollars  
(as evidenced by closing statement)

and other good and valuable consideration to the undersigned  
City of Hoover, a municipal corporation (Grantor),  
(whose address is: P. O. Box 360628, Hoover, AL 35236-0628)

in hand paid by Gibson & Anderson Construction, Inc. (Grantee),  
(whose address is: 2539 Rocky Ridge Road, Birmingham, AL 35243)

the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents  
grant, bargain, sell and convey unto the said Grantee the following described real estate situated  
in Shelby County, Alabama, to wit:

Lot 7, according to the Survey of Phase I, Caldwell Crossings, 2nd Sector, as recorded in  
Map Book 30, Page 116, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

Grantee herein is successor in interest to Caldwell Mill, LLP.

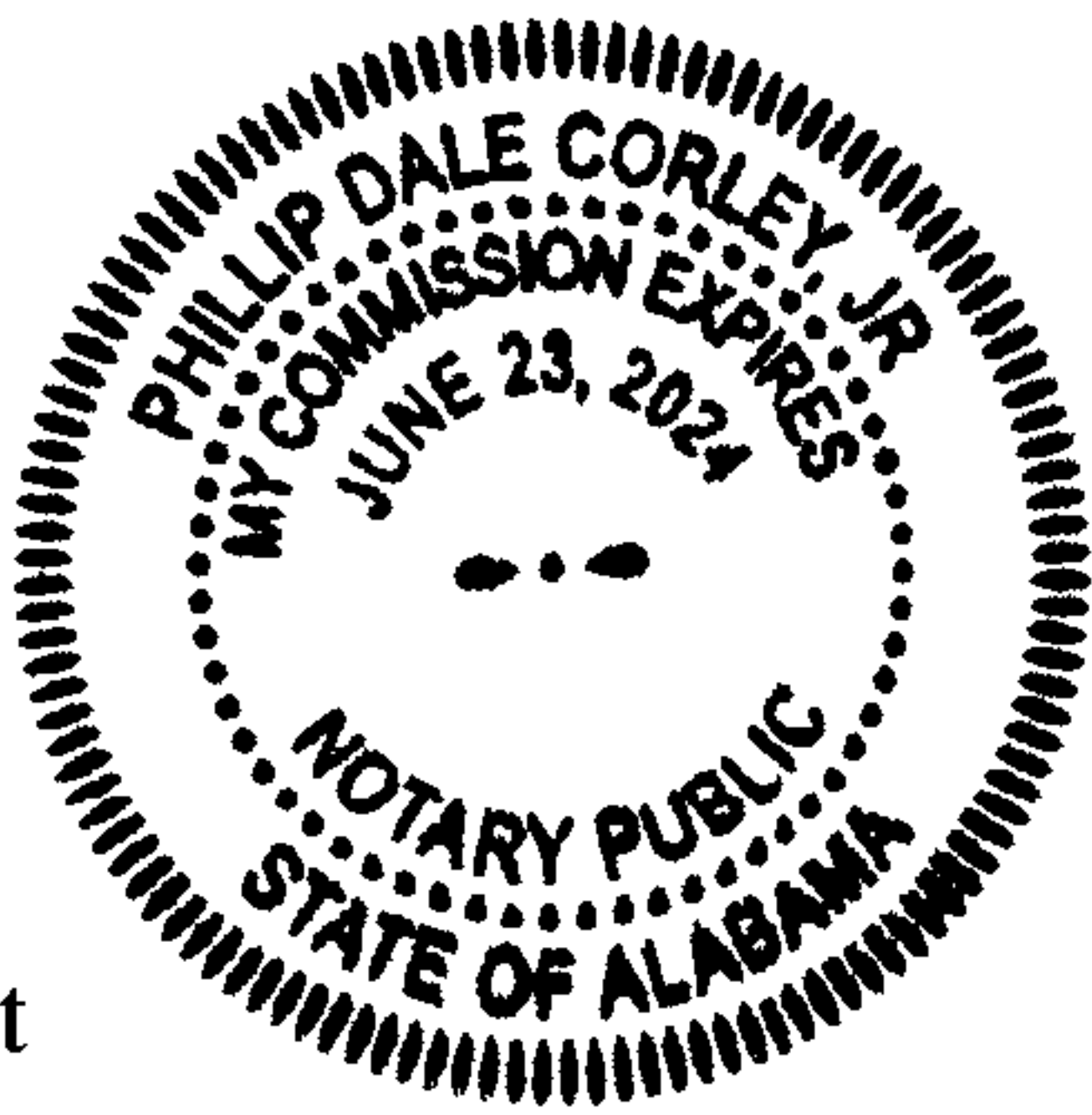
Grantor herein hereby cancels and voids the restriction stated in Paragraph No. 4 in that  
certain deed recorded in Instrument No. 20030821000550840.

TO HAVE AND TO HOLD unto the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this  
3rd day of April, 2021.  
May

City of Hoover

By: Frank V. Brocato  
Frank V. Brocato  
Its: Mayor



STATE OF ALABAMA )  
COUNTY OF Jefferson )

Corporate Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that Frank V. Brocato whose name as Mayor for/of  
City of Hoover, a municipal corporation, 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, in his/her capacity as such officer and with full authority, executed the same  
voluntarily for and as the act of said municipal corporation on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2021.  
April

My Commission Expires: 6/23/24

Phillip D. Corley Jr.  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/02/2021 02:17:35 PM  
\$107.00 JOANN  
20210602000269660

Allen S. Bayl