

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2021214

Send Tax Notice To: Charles P. Gaines Jr.
307 Sterling Oaks Drive
Hoover, AL 35244

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00), to the undersigned Grantor, **Newton James Chalker, as Personal Representative, and Robert T. Gardner, Esquire, as Personal Representative, for The Estate of Rhoda N. Chalker-Speck a/k/a Rhoda Nichols Chalker-Speck, Deceased, Probate Case No. PR-2021-000431, Shelby County, Alabama,** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Charles P. Gaines Jr.,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 307 Sterling Oaks Drive, Hoover, AL 35244; to wit;

UNIT 307, ACCORDING TO THE SURVEY OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20040316000134350, AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20040701000364570, AND ARTICLES OF INCORPORATION OF STERLING OAKS OWNERS ASSOCIATION, INC. AS RECORDED IN EXHIBIT C OF THE DECLARATION OF CONDOMINIUM, AND THE BY-LAWS OF STERLING OAKS OWNERS ASSOCIATION AS RECORDED IN EXHIBIT D OF THE DECLARATION OF CONDOMINIUM, TOGETHER WITH AN UNDIVDED 1/60 INTEREST IN THE COMMON ELEMENTS OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, AS SET OUT IN THE DECLARATION OF CONDOMINIUM AND ACCORDING TO THE SURVEY OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, RECORDED IN MAP BOOK 33, PAGE 101 A THRU D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

RHODA N. CHALKER-SPECK IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED FILED FOR RECORD IN INST. #20041004000546660, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THE OTHER GRANTEE, JOHN D. SPECK, HAVING DIED ON OR ABOUT SEPTEMBER 28, 2014.

SUBJECT TO:

1. PROPERTY TAXES FOR 2021, AND SUBSEQUENT YEARS.
2. DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20040316000134350, AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20040701000364570, AND ARTICLES OF INCORPORATION OF STERLING OAKS OWNERS ASSOCIATION, INC. AS RECORDED IN EXHIBIT C OF THE DECLARATION OF CONDOMINIUM, AND THE BY-LAWS OF STERLING OAKS OWNERS ASSOCIATION AS RECORDED IN EXHIBIT D OF THE DECLARATION OF CONDOMINIUM, TOGETHER WITH AN UNDIVDED 1/60 INTEREST IN THE COMMON ELEMENTS OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, AS SET OUT IN THE DECLARATION OF CONDOMINIUM AND ACCORDING TO THE SURVEY OF STERLING OAKS CONDOMINIUM, A CONDOMINIUM, RECORDED IN MAP BOOK 33, PAGE 101 A THRU D,
3. GRADING AND DRAINAGE AGREEMENT RECORDED IN INST. #1997-38360, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN DEED BOOK 4, PAGE 464, DEED BOOK 127, PAGE 140, AND DEED BOOK 64, PAGE 501,
5. PERMITS TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 252, PAGE 182, AND DEED BOOK 252, PAGE 184, IN SAID PROBATE OFFICE (AS TO THE WEST HALF AND NORTHWEST QUARTER).
6. AGREEMENT WITH BLUE CROSS-BLUE SHIELD RECORDED IN MISC. BOOK 19, PAGE 690,
7. TEMPORARY SLOPE EASEMENT TO WREN DEVELOPMENT RECORDED IN DEED BOOK 330, PAGE 453, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, AND CHARGES AND LIENS FOR RIVERCHASE (BUSINESS) RECORDED IN MISC. BOOK 13, PAGE 50, AS AMENDED BY AMENDMENT NO. 1, IN MISC BOOK 15, PAGE 189, AND FURTHER AMENDED BY AMENDMENT NO. 2, RECORDED IN MISC. BOOK 19, PAGE 633, IN SAID PROBATE OFFICE.
9. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 347, PAGE 472, AND BOOK 345, PAGE 673, IN SAID PROBATE OFFICE.

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

NJZ

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Personal Representative, Newton James Chalker, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of July, 2021.

THE ESTATE OF RHODA N. CHALKER-SPECK A/
K/A RHODA NICHOLS CHALKER-SPECK,
DECEASED, PROBATE CASE NO.
PR-2021-000431, SHELBY COUNTY, ALABAMA

Newton James Chalker, Personal Representative
Newton James Chalker
Personal Representative

Robert T. Gardner, PERSONAL REPRESENTATIVE
Robert T. Gardner ESQ.
Personal Representative

State of Alabama

County of Jefferson

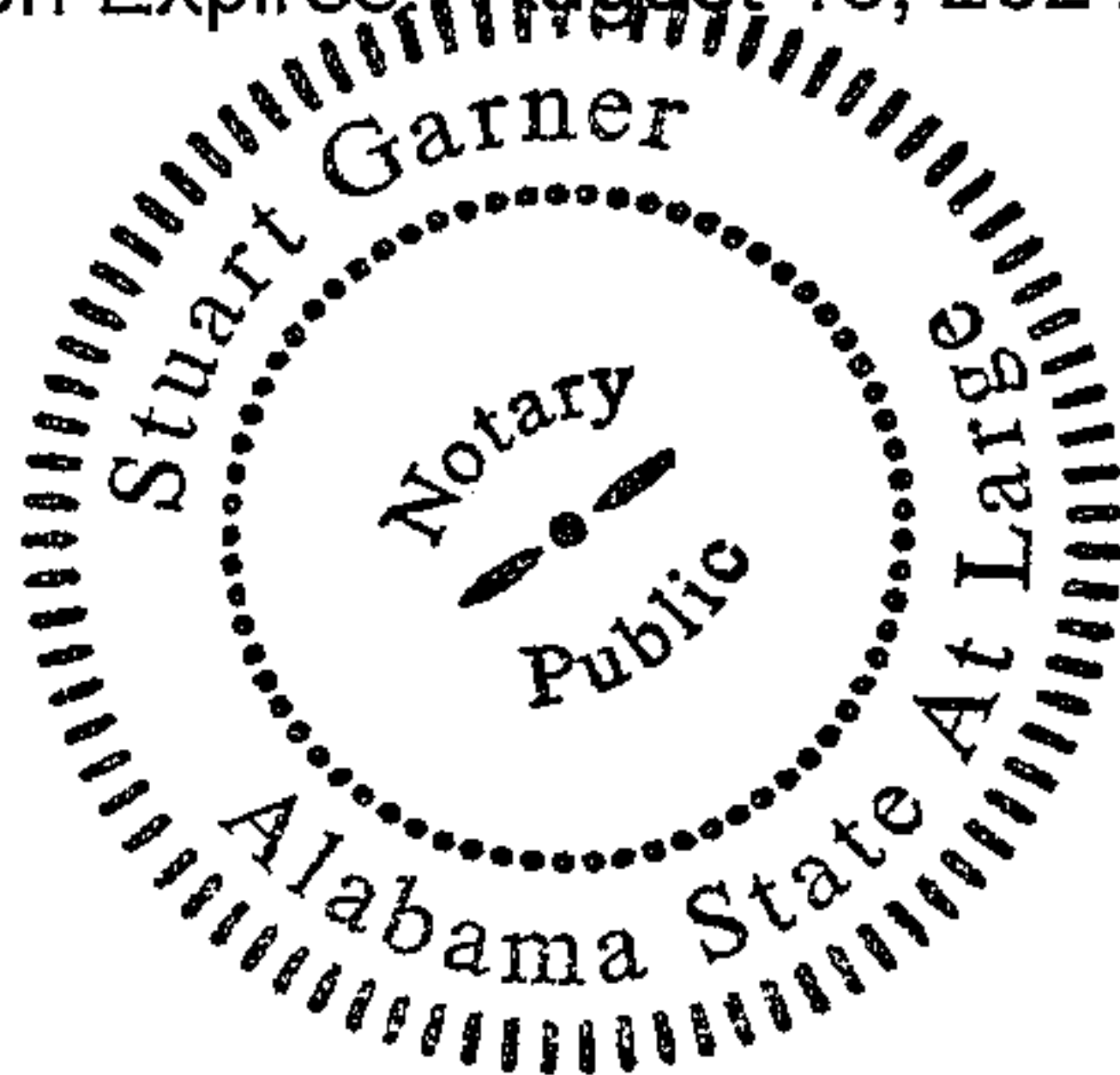
I, Stuart J. Garner, a Notary Public in and for said County in said State, hereby certify that Robert T. Gardner, ESQ, as Personal Representative, for The Estate of Rhoda N. Chalker-Speck a/k/a Rhoda Nichols Chalker-Speck, Deceased, Probate Case No. PR-2021-000431, Shelby County, Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 6th day of July, 2021.

Stuart J. Garner

Notary Public, State of Alabama
Stuart J. Garner

My Commission Expires: August 19, 2021



State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me
this 30 day of JULY, 20 21

by NEWTON JAMES CHALKER,
proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature *Newton James Chalker* (Seal)



WJC

Real Estate Sales Validation Form

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

Grantor's Name	The Estate of Rhoda N. Chalker-Speck a/k/a Rhoda Nichols Chalker-Speck, Deceased, Probate Case No. PR-2021-000431, Shelby County, Alabama	Grantee's Name	Charles P. Gaines Jr.
Mailing Address	2100 First Avenue N, Suite 600 Birmingham, AL 35203	Mailing Address	307 Sterling Oaks Drive Hoover, AL 35244
Property Address	307 Sterling Oaks Drive Hoover, AL 35244	Date of Sale	July 06, 2021
		Total Purchase Price	\$165,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

If 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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

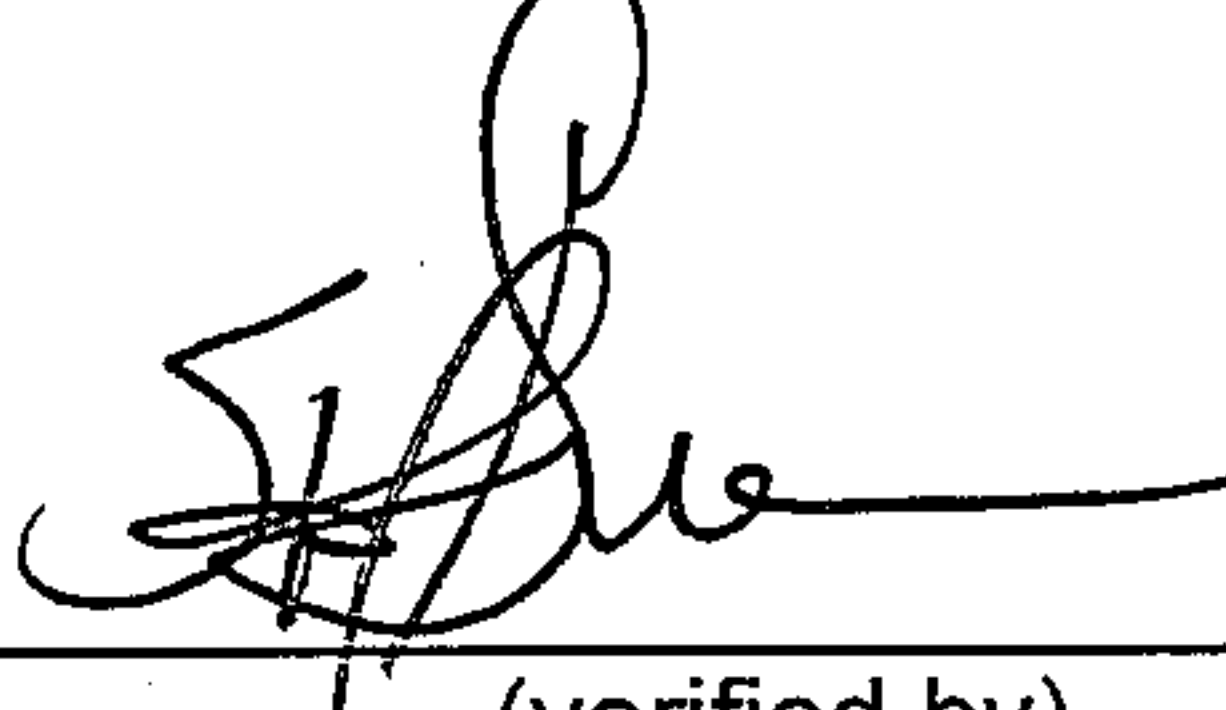
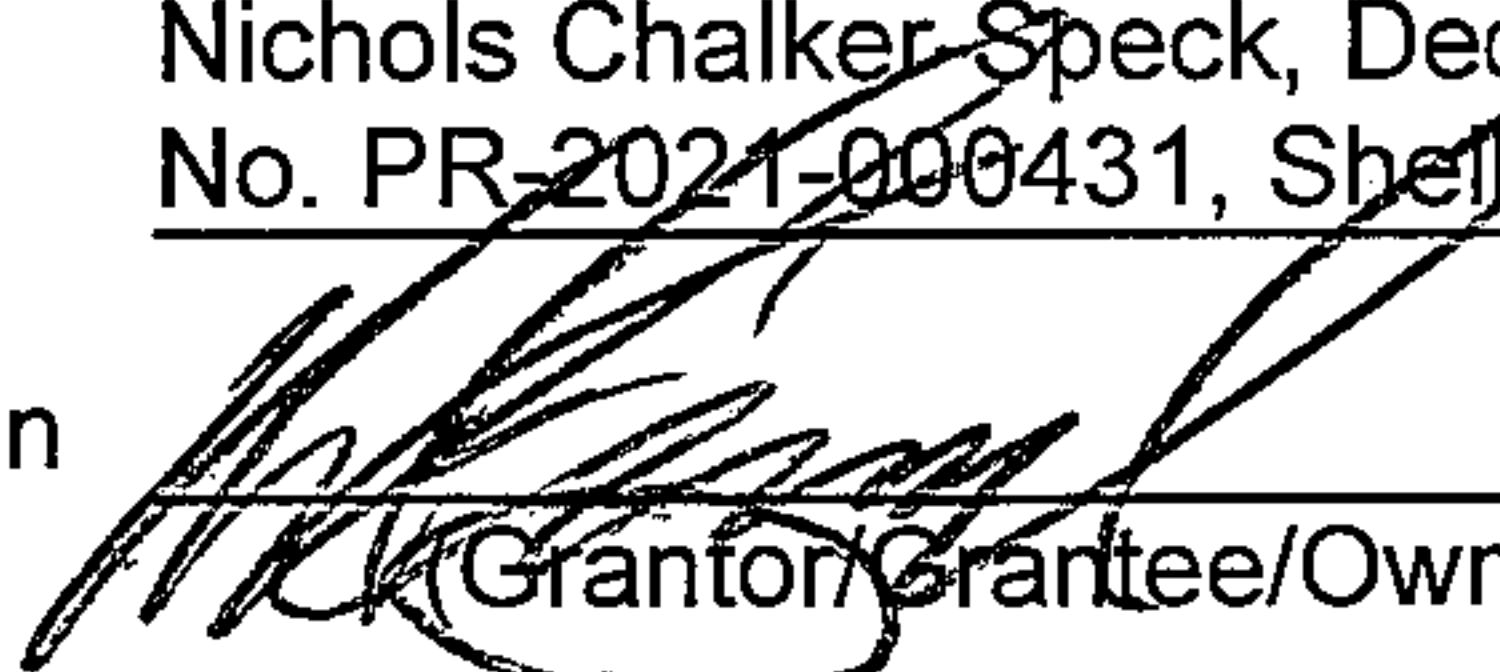
Date of Sale - the date on which interest to the property was conveyed.

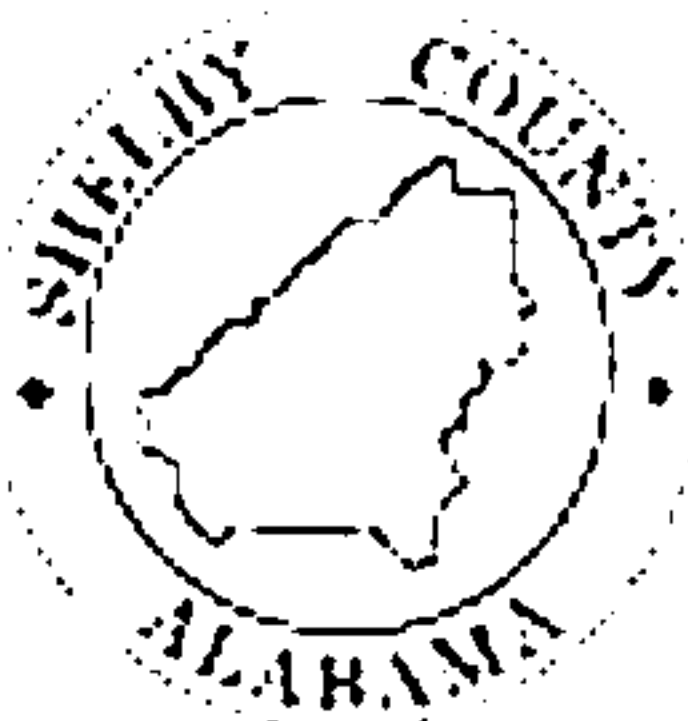
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 of 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	June 30, 2021	Print	The Estate of Rhoda N. Chalker-Speck a/k/a Rhoda Nichols Chalker-Speck, Deceased, Probate Case No. PR-2021-000431, Shelby County, Alabama
<input type="checkbox"/> Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/07/2021 01:56:39 PM
\$195.00 JOANN
20210707000329390

Allen S. Bayl