

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
175 Cambrian Way Trust
Gateway Group Enterprises, Inc., Trustee
270 Doug Baker Blvd, Suite 700-276
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **NINETY FIVE THOUSAND FOUR HUNDRED EIGHTY AND 00/100 (\$95,480.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Josephine A. Miranda, a single woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Gateway Group Enterprises, Inc., Trustee of the 175 Cambrian Way Trust** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Unit 175, according to the Survey of Cambrian Wood Condominium, as recorded in Map Book 6, Page 62 in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama; and also established by Declaration to Condominium, By-Laws and Amendments thereto as recorded in Misc. Book 12, Page 87, and amended by Misc. Book 13, Page 2, Misc. Book 13, Page 4, and Misc. Book 13, Page 344 in said Probate Office; together with an interest in the common elements as set forth in said Declaration. Being situated in Shelby County, Alabama.

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

Property Address: **175 Cambrian Way, Birmingham, AL 35242**

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and 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 herein above 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 assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set his/her hand and seal this **6th day of May, 2022.**


Josephine A. Miranda

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

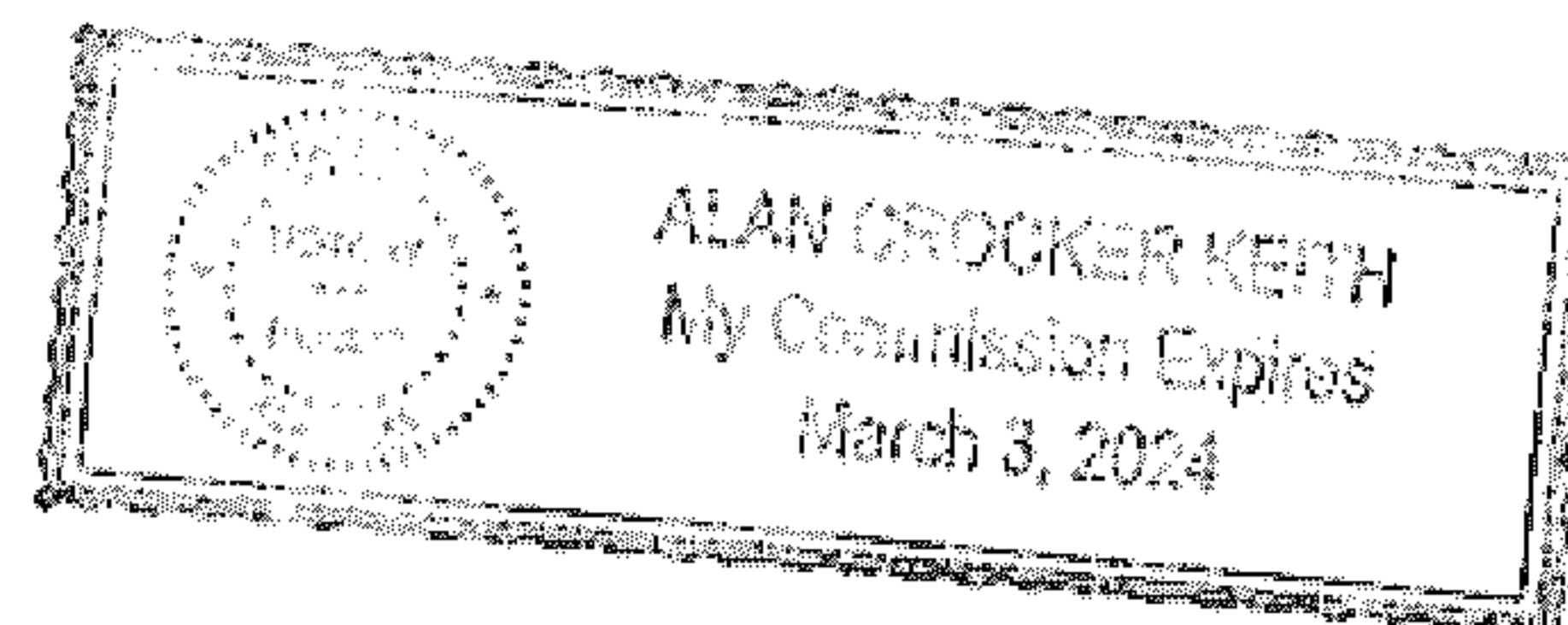
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Josephine A. Miranda** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **6th day of May, 2022.**



NOTARY PUBLIC

My Commission Expires: **03/03/2024**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Josephine A. Miranda
 Mailing Address 3342 North Wildewood Drive
Pelham, AL 35124

Property Address 175 Cambrian Way
Birmingham, AL 35242



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/09/2022 10:38:43 AM
 \$123.50 CHERRY
 20220509000189430

Grantee's Name Gateway Group Enterprises, Inc.
Trustee, Jason Hollon President of 175
Cambrian Way Trust
 Mailing Address 270 Doug Baker Blvd, Suite 700-276
Birmingham, AL 35242

Date of Sale May 6, 2022

Total Purchase Price \$95,480.00

Or

Actual Value \$

Or

Assessor's Market Value \$

Alan C. Keith

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
☐ Sales Contract

☐ Appraisal
☐ Other:

☒ 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 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 5-6-2022 Print Alan C. Keith

☐ Unattested

(verified by)

Sign

Alan C. Keith
 (Grantor/Grantee/ Owner/Agent) circle one