

20220701000263310
07/01/2022 01:07:18 PM
DEEDS 1/2

This instrument was prepared by:
SOUTH OAK TITLE TRUSSVILLE, LLC
SHAMI S. MALONE
1111 WATTERSON PARKWAY
TRUSSVILLE, ALABAMA 35173

Send Tax Notice To:
KIMBERLY DAWN COBB
161 VANN CIRCLE
TRUSSVILLE, AL 35173

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FIFTY TWO THOUSAND DOLLARS AND 00/100 (\$152,000.00) the amount of which is verified in the contract between the parties hereto; to the undersigned GRANTORS in hand paid by GRANTEE the receipt whereof is hereby acknowledged, we, JEREMIAH J. BROWN, and Wife, AMY BROWN, whose address is 232 Stratfield Lane, telephone 4235124 (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto KIMBERLY DAWN COBB, whose address is 1001 Gables Drive, Unit 1001, Hoover, Alabama 35244, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, with an address of 1001 Gables Drive, Unit 1001, Hoover, Alabama 35244, to-wit:

SEE ATTACHED EXHIBIT "A"

\$102,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

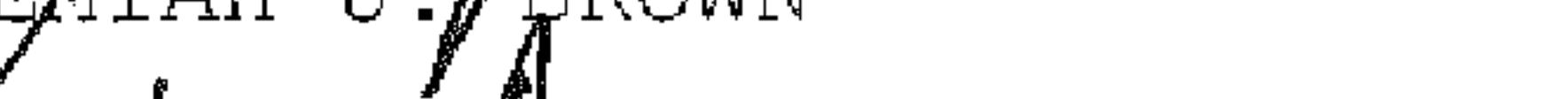
SUBJECT TO: (1) Taxes for the year 2022, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights not owned by the Grantors, if any.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenant with GRANTEE, and with GRANTEE'S heirs 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 that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 1st day of July 2022.

(SEAL)

JEREMIAH J. BROWN

AMY BROWN (SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JEREMIAH J. BROWN, and Wife, AMY BROWN, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of July, 2022.

Notary Public
My Commission Expires: 11/3/2024

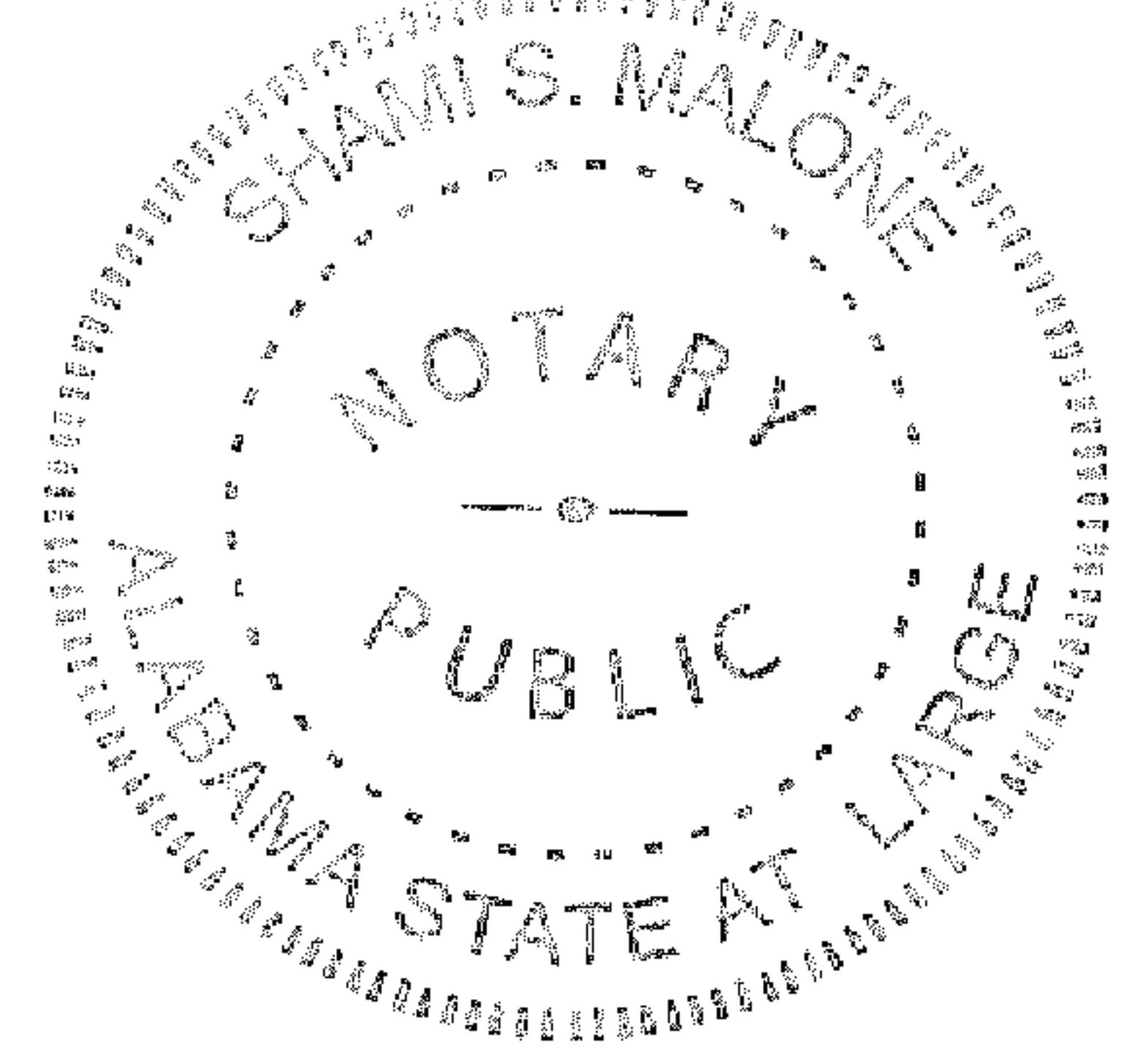


EXHIBIT "A"

Unit 1001, in Building 10, The Gables, a Condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws, thereto recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327, Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942, Real Volume 165, Page 578 and amended in Real Volume 59, Page 19 and further amended by Corporation Volume 30, Page 407, Real Volume 96, Page 855, 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, Real Volume 189, Page 222, Real Volume 222, Page 691 and Record Volume 238, Page 241, together with an undivided interest in Common elements, as set forth in 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, Page 41 through 44 and amended in map Book 9, Page 135, Map Book 10, Page 49 and Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2022 01:07:18 PM
\$75.00 BRITTANI
20220701000263310

Allen S. Bayl