

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210

File No.: 222669

Send Tax Notice To: Jacob Pigott
707 Gables Dr.
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 Fifty Seven Thousand Five Hundred Dollars and No Cents (\$157,500.00)**, 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 whereof is acknowledged, I or we, **Edward C Sutton and Karen W Sutton, a married couple, whose mailing address is 10050 Highfield Way Mobile AL 36695** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jacob Pigott, whose mailing address is 707 Gables Dr., Hoover, AL 35244** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 707 Gables Dr., Hoover, AL 35244**; to wit;

Unit 707, Building 7, 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; Real Volume 50, Page 340; Real Volume 50, Page 942; Real Volume 59, Page 19 and By-Laws as shown on Real Volume 27, Page 733, and then amended in Real Volume 50, Page 325 together with an undivided interest in the common elements as set forth in the aforesaid Declaration, said unit being more particular described in the floor plans and architectural drawings of The Gables, A Condominium as recorded in Map Book 9, Page 41-44 and amended in Map Book 9, Page 135, in the Probate Office of Shelby County, Alabama.

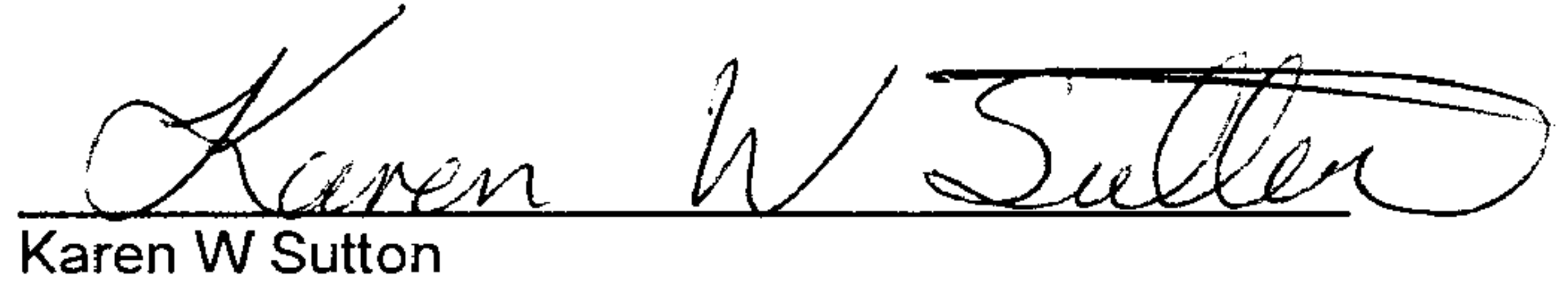
Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 29th day of August, 2022.


Edward C Sutton

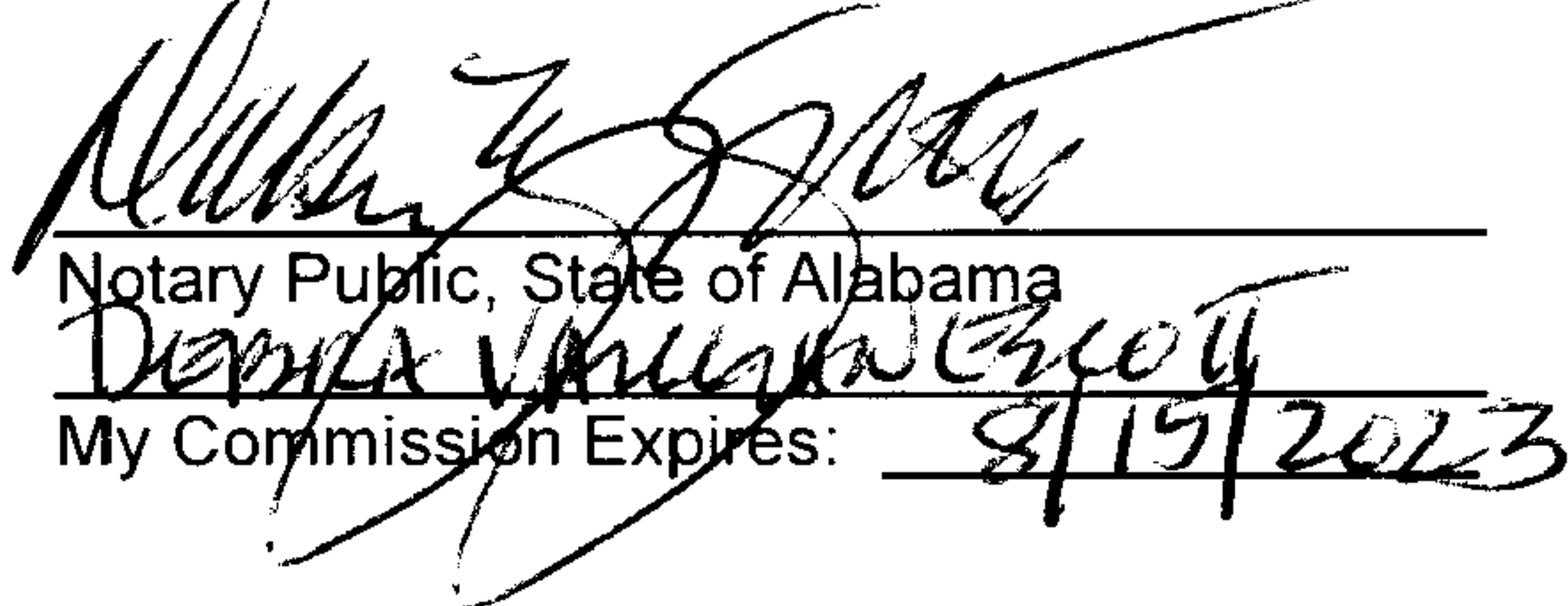

Karen W Sutton

State of Alabama

County of Jefferson

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that Edward C Sutton and Karen W Sutton, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of August, 2022.


Notary Public, State of Alabama
My Commission Expires: 8/15/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2022 11:05:33 AM
\$182.50 BRITTANI
20220901000342370

