

Send Tax Notice to:
Nirva Keyser
607 Gables Drive
Birmingham, AL 35244

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-2728**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Sally Lynn Tompkins, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

182 Skyline Drive, Warrior, AL 35180

by **Nirva Keyser (herein referred to as "Grantee")**, whose mailing address is

100 Sartain Street, New Market, AL 35761

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **607 Gables Drive, Birmingham, AL 35244**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$165,760.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 31 day of August, 2022.

Sally Lynn Tompkins
Sally Lynn Tompkins

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sally Lynn Tompkins**, 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 31 day of August, 2022

Cassy L. Dailey
Notary Public
Cassy L. Dailey
Printed Name
My Commission Expires: 05/02/2026

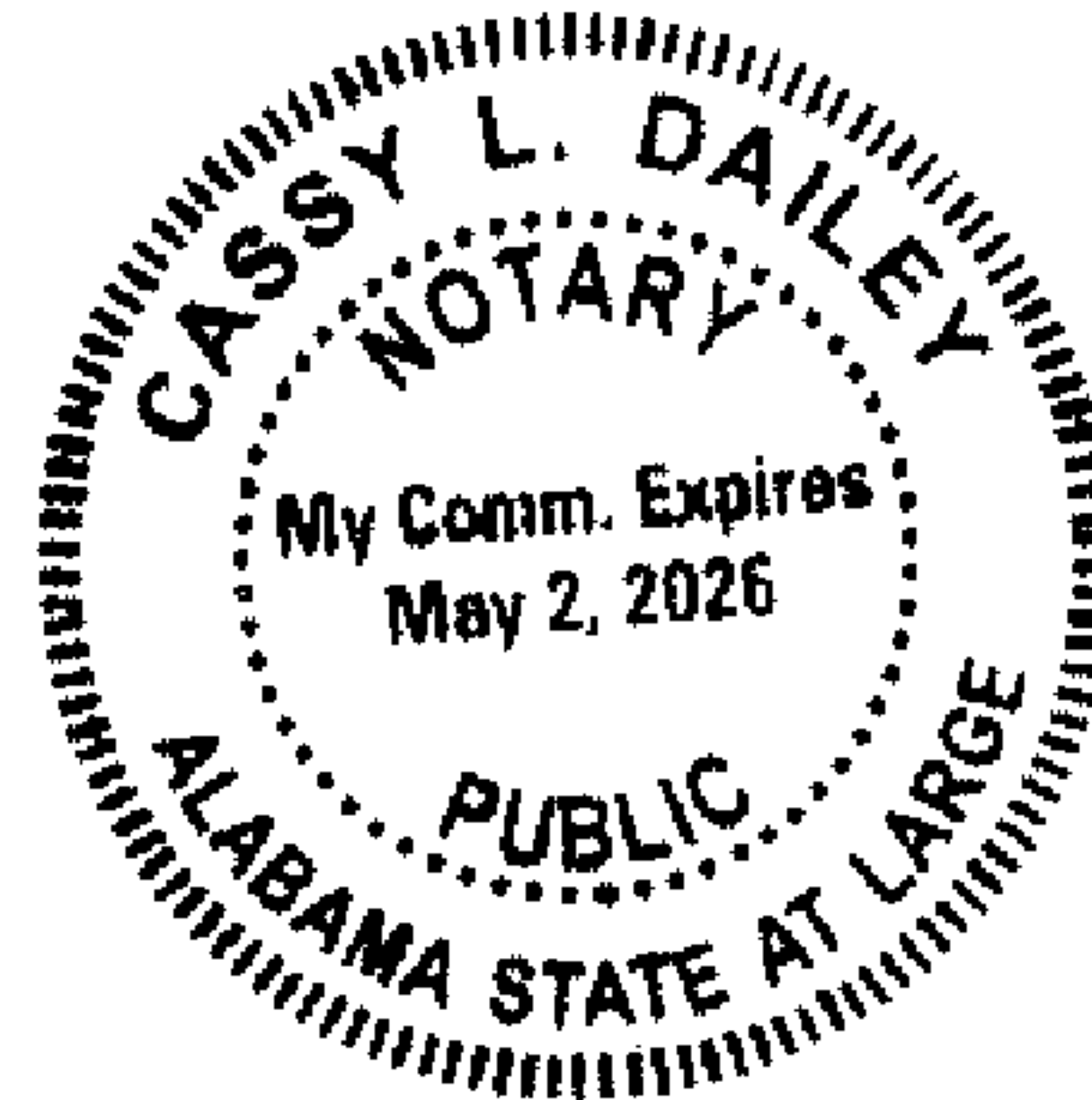


EXHIBIT A

Property 1:

Unit 607, Building 6, 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 and Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 842; Real 165, Page 578 and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and amended in real Volume 50, Page 325; further amended in Real 189, Page 222; Real 222, Page 691; Real 238, Page 241, Real 269, Page 270 and further amended by Eleventh Amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements as set forth in the 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, Pages 41-44, and amended in Map Book 9, Page 135; Map Book 10, Page 49 and further amended by 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
09/01/2022 02:50:18 PM
\$29.00 JOANN
20220901000343460
General Warranty Deed - JTROS (AL)

Allen S. Bayl