

20220912000352960
09/12/2022 09:51:31 AM
DEEDS 1/3

Send Tax Notice to:
Brandon Dodson and Katrina Nicole
Dodson
103 Cambrian Way
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-22-3294

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$199,900.00)** 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 **Ronald O. Travis, Sr. and June B. Travis, a married couple** (herein referred to as "Grantor," whether one or more), whose mailing address is

6505 Mill Creek Circle, Hoover, AL 35242

by **Brandon Dodson and Katrina Nicole Dodson** (herein referred to as "Grantee," whether one or more), whose mailing address is

103 Cambrian Way, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **103 Cambrian Way, Birmingham, AL 35242**, 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.

\$182,284.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as **Joint Tenants with Right of Survivorship**, 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(s), 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(s), 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 9 day of September, 2022.



Ronald O. Travis, Sr.



June B. Travis

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ronald O. Travis, Sr. and June B. Travis**, 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 9 day of September, 2022.



Notary Public

Printed Name

My Commission Expires:

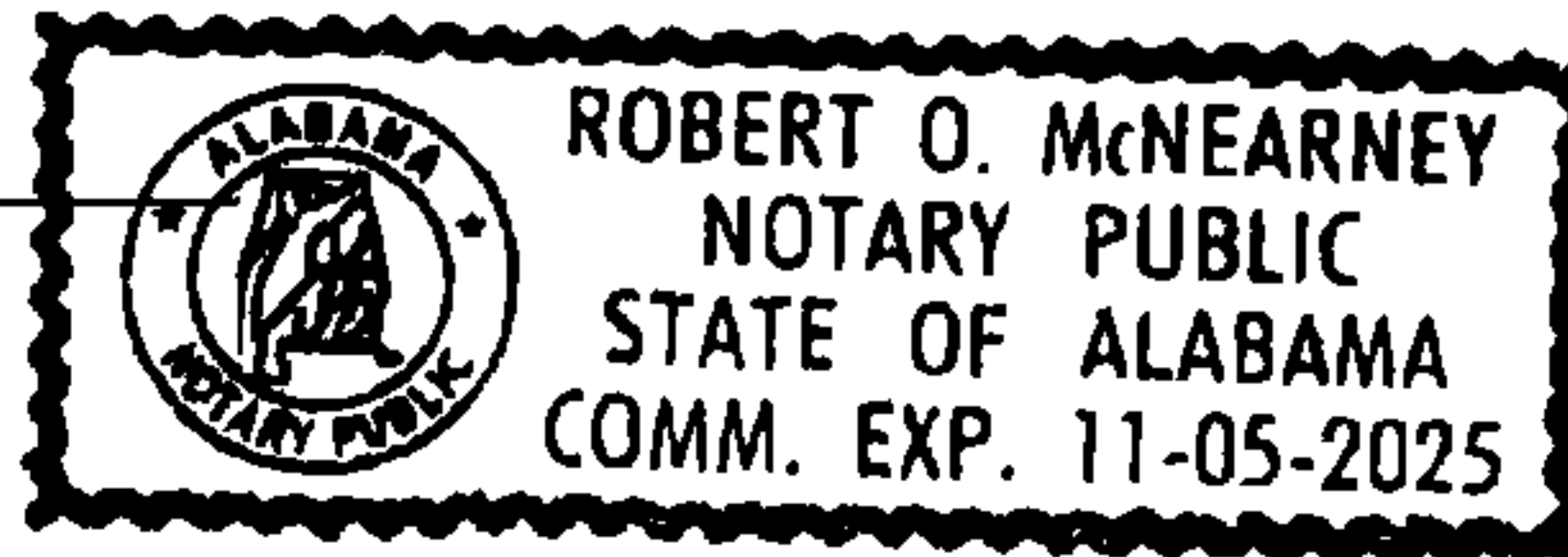
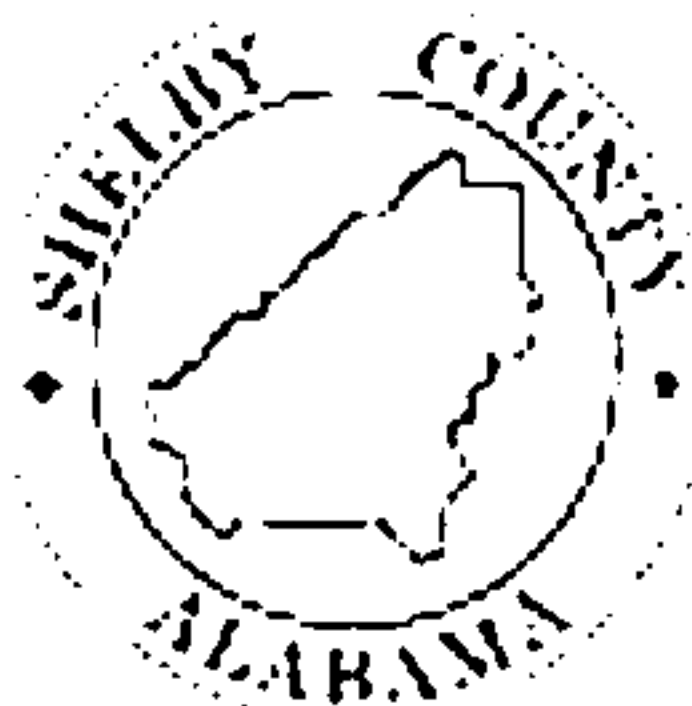


EXHIBIT A

Property 1:

Unit 103, Cambrian Wood Condominium, located in Shelby County, Alabama, as established by the Declaration of Condominium, By-Laws and Amendments thereto as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended in Misc. Book 13, page 2, Misc. Book 3, page 4, and Misc. Book 13, page 344; together with an undivided 0.0111225% interest in the Common Elements as set forth in said Declaration, as recorded in Map Book 6, page 62, 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
09/12/2022 09:51:31 AM
\$46.00 BRITTANI
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Alvin S. Bayl