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09/27/2022 02:54:57 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Graham Everett Hackbarth and Sarah Hackbarth
175 Cambrian Way
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED TWENTY SIX THOUSAND SIX HUNDRED AND 00/100 (\$226,600.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gateway Group Enterprises Inc., Trustee of the 175 Cambrian Way Trust**, whose address is 270 Doug Baker Boulevard, Ste 700-276, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Graham Everett Hackbarth and Sarah Hackbarth**, whose address is 175 Cambrian Way, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Graham Everett Hackbarth, and Sarah Hackbarth, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 175 Cambrian Way, Birmingham, AL 35242, to-wit:

Unit 175, 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 13, Page 4 and Misc. Book 13, Page 344; together with an undivided 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.

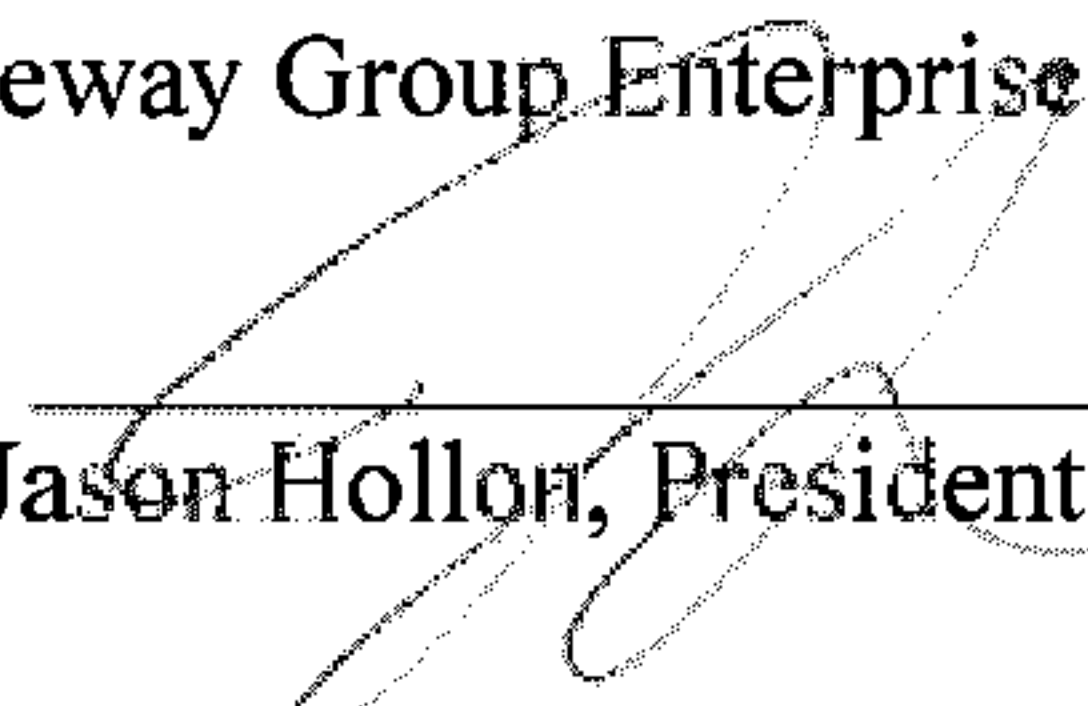
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$219,220.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Gateway Group Enterprises Inc., Trustee of the 175 Cambrian Way Trust, by , as its Trustee, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 27th day of September, 2022.

Gateway Group Enterprises Inc., Trustee of the 175 Cambrian Way Trust

By: 
Jason Hollon, President of Gateway Group Enterprises, Inc., Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jason Hollon, President of Gateway Group Enterprises Inc., Trustee of the 175 Cambrian Way Trust whose name(s) is/are 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 conveyance, (s)he, in his/her capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2022.


Notary Public

My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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