

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Charita H. Cadenhead
405 Gables Drive
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE HUNDRED EIGHTEEN THOUSAND AND 00/100 Dollars (\$118,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Gina G. Graham, a married woman

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

Charita H. Cadenhead

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

Unit 405, Building 4, in The Gables, a Condominium, as established by that certain Declaration of Condominium of The Gables, a Condominium as recorded in Real Volume 10, page 177, Amendment to the Declaration as recorded in Real 50, page 327 Amendment to the Declaration as recorded in Real 50, page 340 and refiled in Real 50, page 942, Third Amendment to Declaration as recorded in Real 59, page 19, Fourth Amendment to Declaration as recorded in Real 30, page 407; Fifth Amendment to Declaration as recorded in Real 96, page 855; Sixth Amendment to Declaration as recorded in Real 97, page 937; Seventh Amendment to Declaration as recorded in Real 165, page 578; Eighth Amendment to Declaration as recorded in Real 189, page 222; Ninth Amendment to Declaration as recorded in Real 238, page 241; Tenth Amendment to Declaration as recorded in Real 269, page 270; Eleventh Amendment to Declaration as recorded in Real 284, page 181 in the Probate Office of Shelby County, Alabama, and any future amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "B" thereto and floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and The Gables Phase 2 recorded in Map Book 9, page 135, The Gables Phase 3 recorded in Map Book 10, page 49, The Gables Phase 4 recorded in Map Book 12, page 50, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of The Gables Condominium Association Inc are attached as Exhibit "D" and Amendment to the By Laws as recorded in Real 27, page 733, Amendment to the By Laws as recorded in Real 50, page 325; Amendment to the By Laws as recorded in Real 222, page 691; Amendment to the By Laws as recorded in Instrument 20051101000566510; Amendment to the By Laws as recorded in Instrument 20060413000171390 and and to which said Declaration of Condominium the Articles of Incorporation of The Gables Condominium Association Inc are attached as Exhibit "E" and recorded in Real 26, page 922, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium.

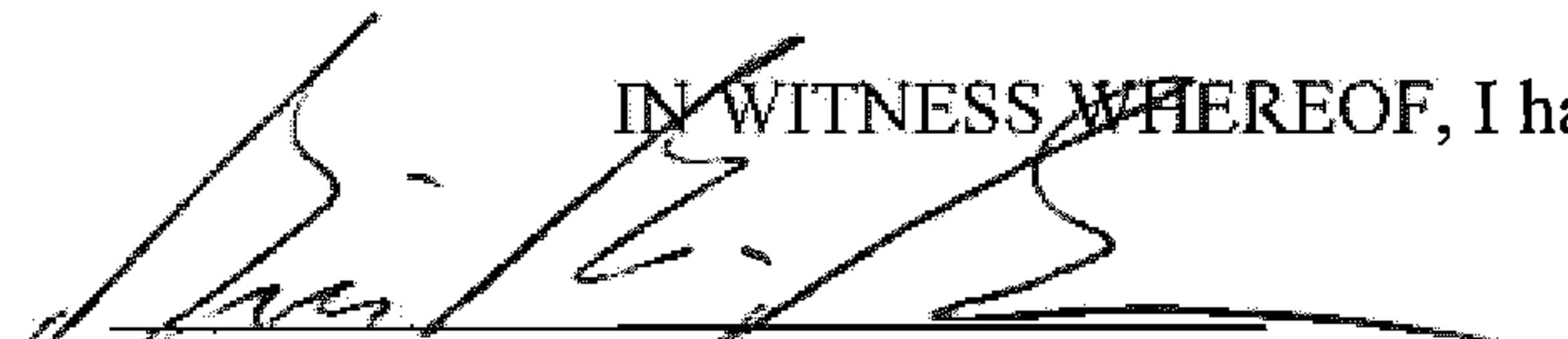
\$94,400.00 of the proceeds come from a mortgage recorded simultaneously herewith.
The property described above and conveyed herein is not the homestead of the grantor or his spouse.

- Subject to:
- (1) 2023 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, her heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

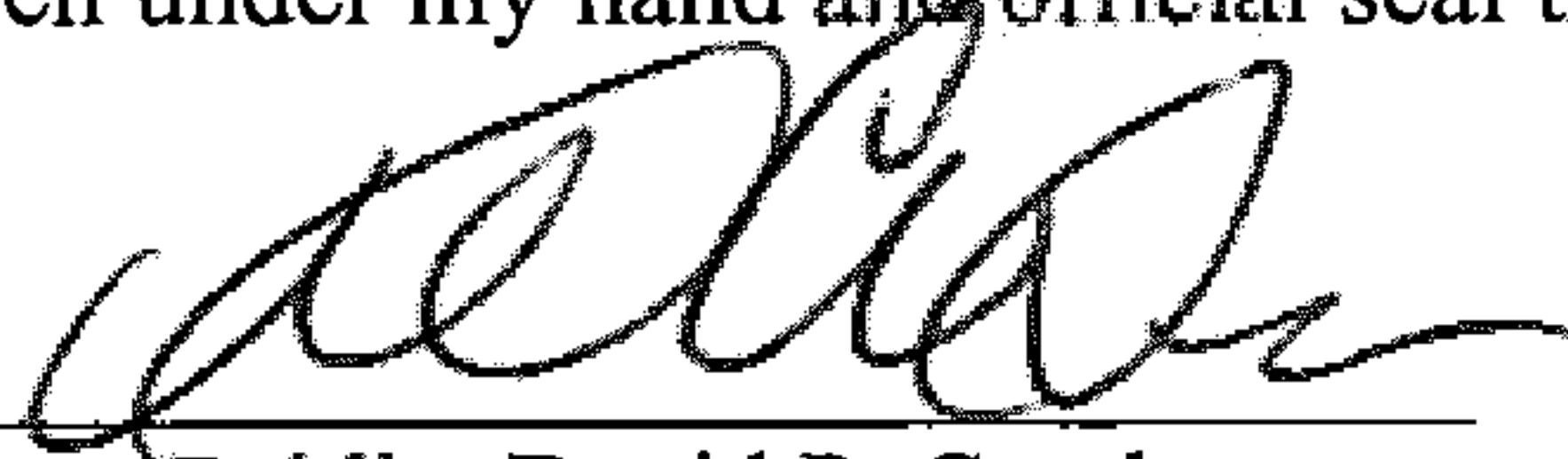
IN WITNESS WHEREOF, I have set my hand and seal, this 10th day of November, 2022

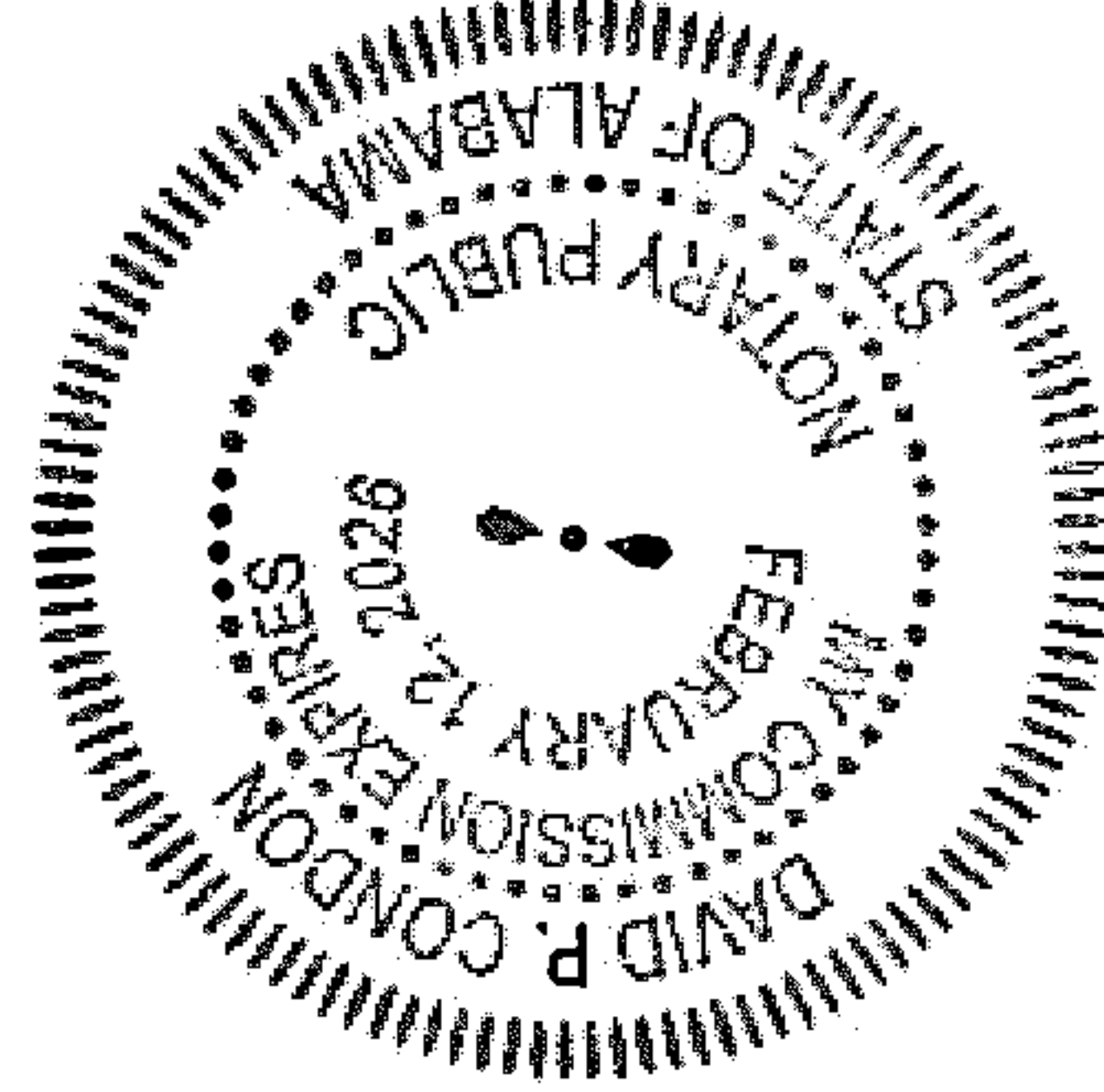

Gina G. Graham

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Gina G. Graham whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November, 2022.


Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

| | | | |
|------------------|-----------------------|-------------------------|-----------------------|
| Grantor's Name | Gina Graham | Grantee's Name | Charita Cadenhead |
| Mailing Address | 405 Gables Drive | Mailing Address | 405 Gables Drive |
| | Birmingham, Al. 35244 | | Birmingham, Al. 35244 |
| Property Address | 405 Gables Drive | Date of Sale | 11/22/22 |
| | Birmingham, Al. 35244 | Total Purchase Price | \$ 118,000.00 |
| | | or | |
| | | Actual Value | \$ |
| | | or | |
| | | Assessor's Market Value | \$ |

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

Unattested

Print

Signature

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2022 01:28:02 PM
\$52.00 BRITTANI
20221116000424840

Alvin S. Boyd