

20230213000037080
02/13/2023 10:13:58 AM
DEEDS 1/3
This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

Send tax notice to:
BRANDON DOWDS
1008 GABLES DRIVE
HOOVER, AL, 35244

STATE OF ALABAMA
Shelby COUNTY

2023035

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-One Thousand and 00/100 Dollars (\$181,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DERYA D MUELLER, A SINGLE INDIVIDUAL** whose mailing address is: 269 Park Crest Run, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **BRANDON DOWDS** whose property address is: **1008 GABLES DRIVE, HOOVER, AL, 35244** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Legal Description Exhibit "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easement(s) as shown by recorded map.
3. Easement for sanitary sewer as recorded in Real 97, page 535, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company as recorded in Real 220, page 457 in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Volume 4, page 464 and Volume 127, page 140, in the Probate Office of Shelby County, Alabama.
6. Agreement with Blue Cross Blue Shield recorded in Instrument Misc. Book 19, page 690, in the Probate Office of Shelby County, Alabama.
7. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business), as recorded in Misc. Book 13, page 50 as amended by Amendment No. 1 in Misc. Book 15, page 189 and further amended by Amendment No. 2 recorded in Misc. Book 19, page 633, in the Probate Office of Shelby County, Alabama.
8. Restrictions as set out in deed recorded in Deed Book 331, page 757, in the Probate Office of Shelby County, Alabama.
9. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Condominium Ownership Act," Chapter 8, Section 35-8-1, et seq., Code of Alabama, 1975, or set forth in the Declaration of Condominium 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; 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 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, in the Probate Office of Shelby County, Alabama.

\$153,850.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 10 day of February, 2023.


DERYA D MUELLER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DERYA D MUELLER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of February, 2023.

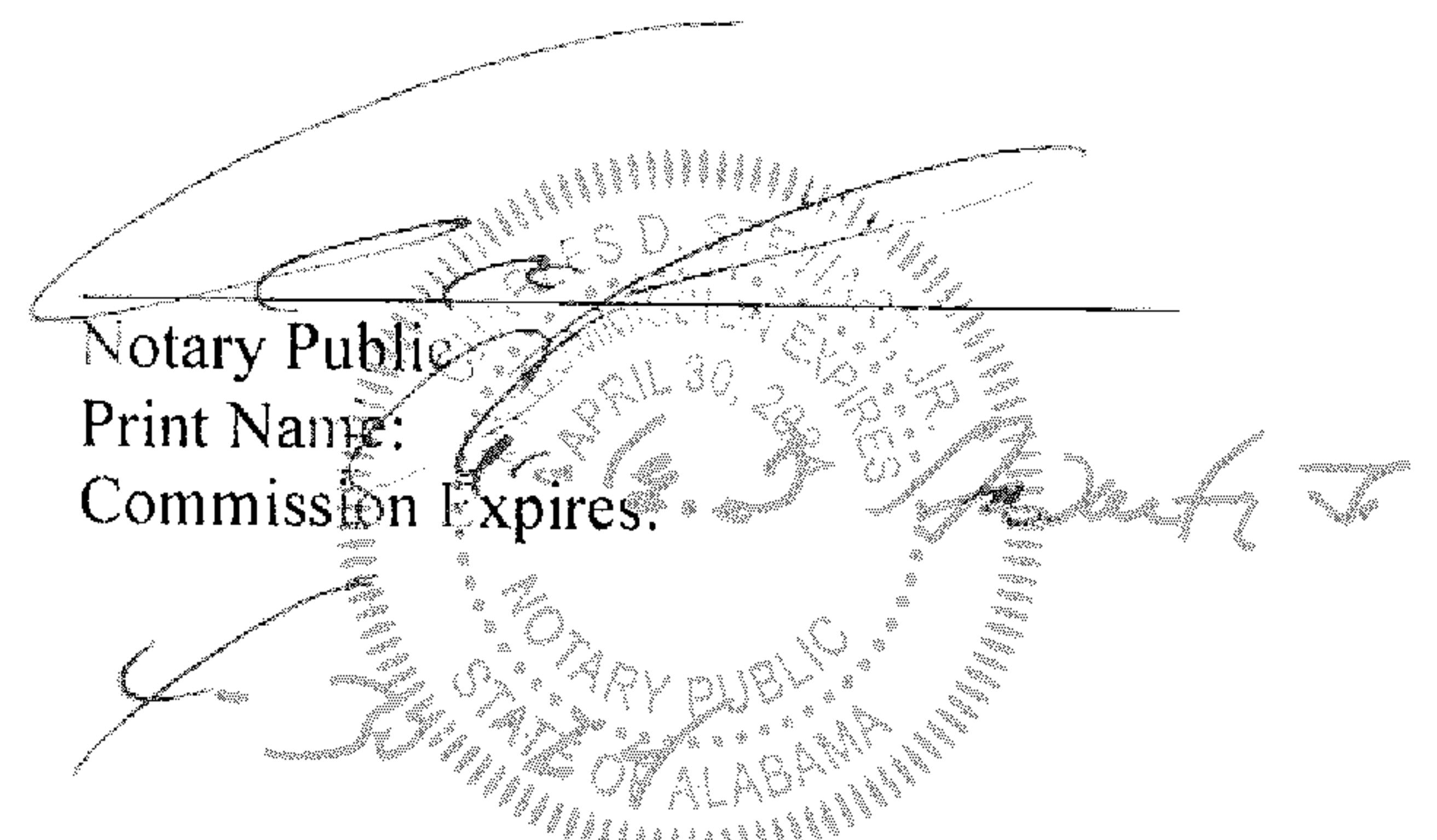


EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Unit 1008, Building 10, Phase IV, 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 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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2023 10:13:58 AM
\$55.50 BRITTANI
20230213000037080

Allen S. Boyd