

This Instrument Prepared by:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3618**

SEND TAX NOTICE TO:

*270 Doug Baker Blvd Ste 200-276
Birmingham AL 35242*

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Thirty-five Thousand Two Hundred and 00/100 Dollars (\$135,200.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Thomas J. Bell, a married person** whose mailing address is: **110 Quail Ridge Ct., Lexington, NC 27292** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Gateway Group Enterprises, Inc., as Trustee of the 171 Cambrian Way Trust** ^{dated 3/10/2023} whose mailing address *270 Doug Baker Blvd Ste 200-276 Bham AL 35242* (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **171 Cambrian Way, Birmingham, AL 35244**

Unit 171, in Cambrian Wood Condominiums, located in Shelby County, Alabama, as established by 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 by Misc. Book 13, Page 2; Misc. 13, Page 4 and Misc. Book 13, Page 344, in said Probate Office, together with an undivided .0135292% 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 ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

This does not constitute the homestead of the grantor or his spouse

Deed Effective 3/10/2023

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of MARCH, 2023.

Thomas J. Bell
Thomas J. Bell

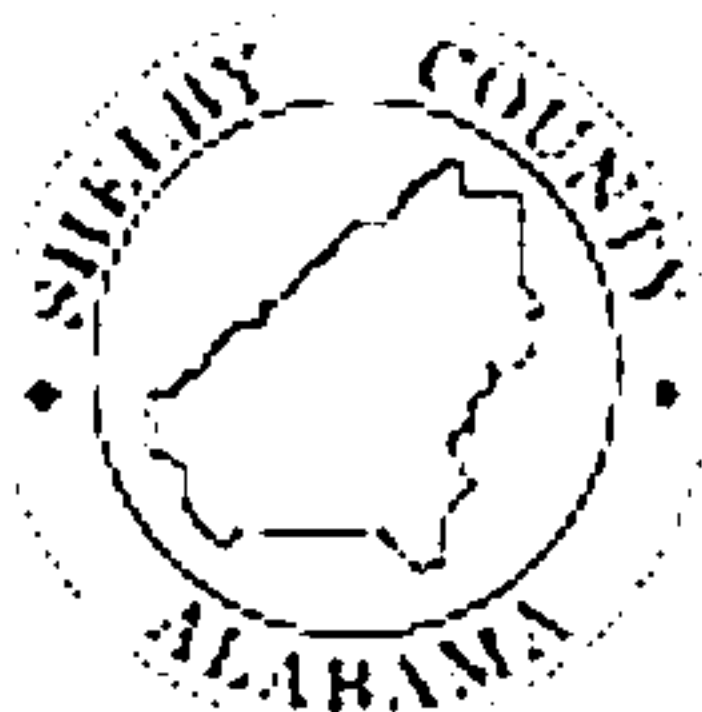
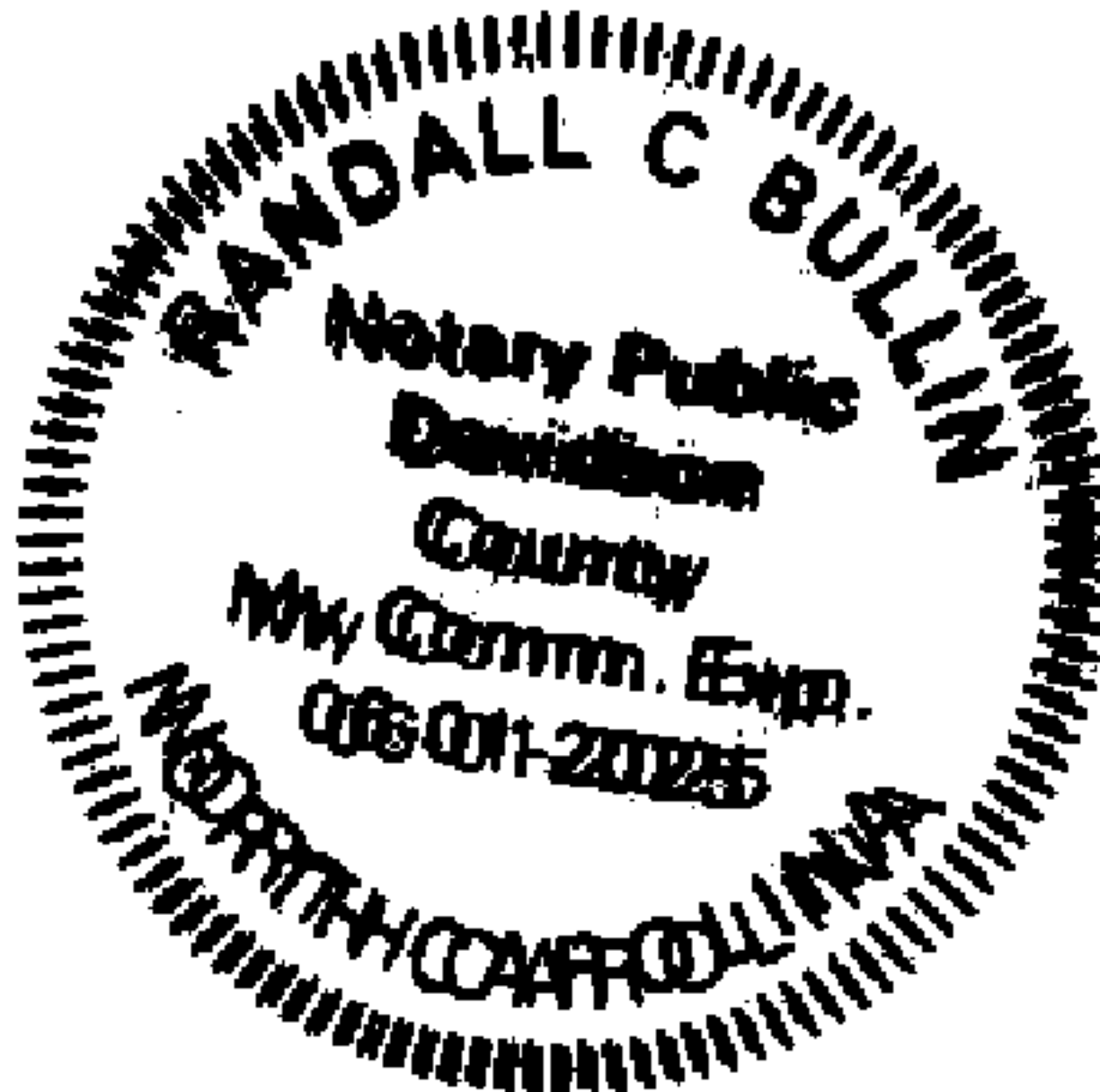
STATE OF North Carolina Davidson County ss:

I, Randall C Bullin, a Notary Public in and for said county in said state, hereby certify that Thomas J. Bell name 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 7 day of March, 2023

My Commission Expires: 06-01-2025

Randall C Bullin
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2023 02:08:37 PM
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Allie S. Bayl