

This instrument was prepared by:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, Alabama 35226

Send tax notice to:
Kristina M De-Cuir
706 Gables Drive
Hoover, Alabama 35244

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **April L Taylor**, a **married woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kristina M De-Cuir** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 10-9-30-0-991-004.064

Address: 706 Gables Drive, Hoover, AL 35244

See Exhibit A for Legal Description

Subject to taxes for the year 2022 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

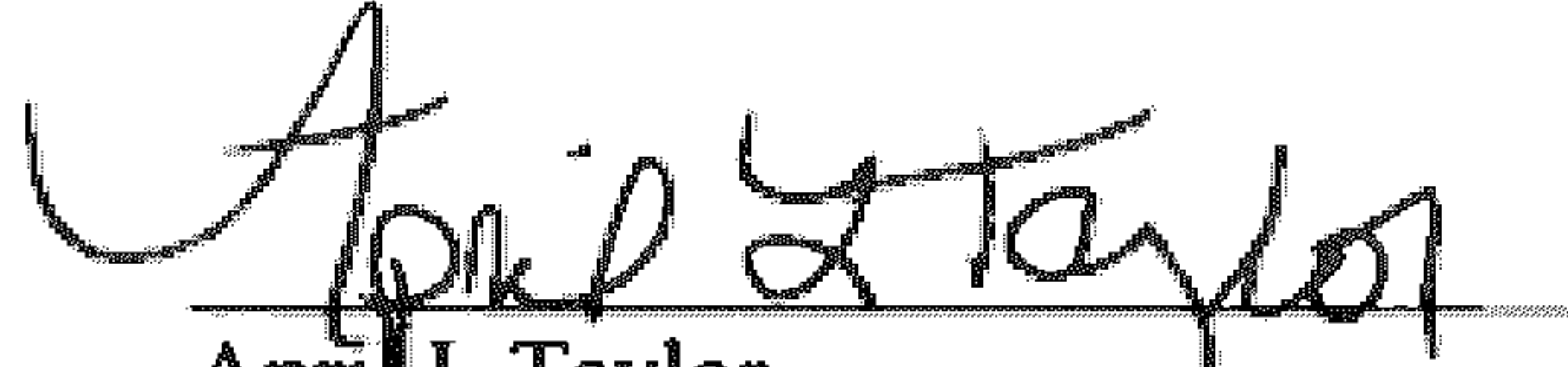
This property was not the homestead of the grantor or her spouse.

Be it known that 0 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

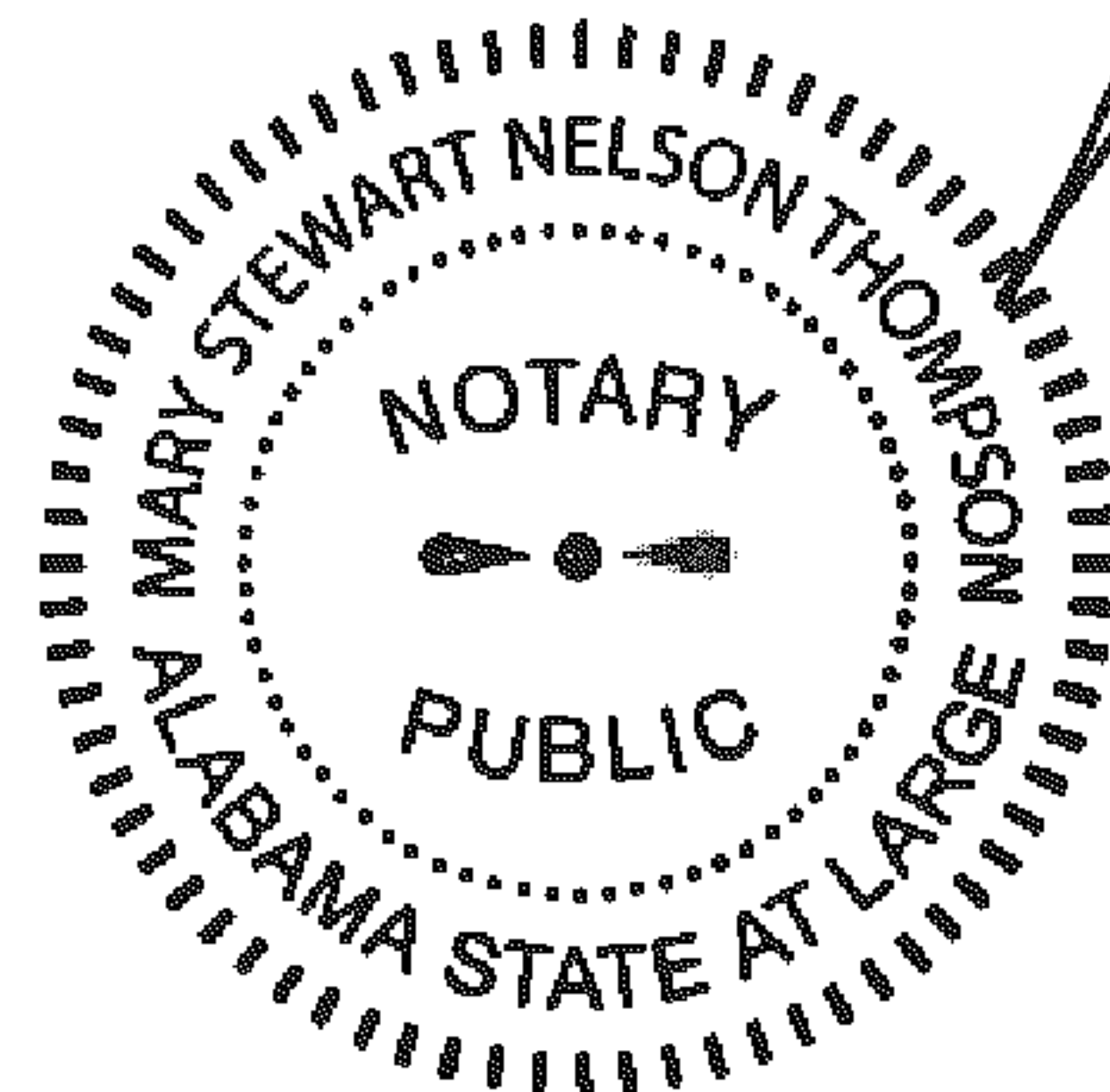
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of July, 2023.


April L Taylor

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that April L Taylor whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of July, 2023.



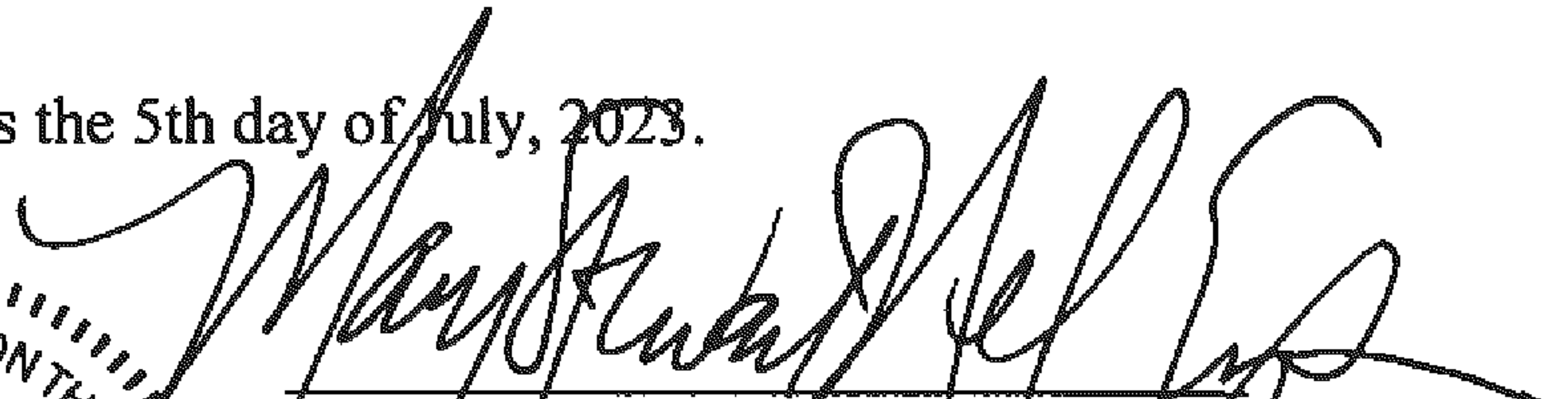

Notary Public
My Commission Expires: 04/30/2025

EXHIBIT A

LEGAL DESCRIPTION

Unit 706, Building 7, 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, Amended 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.

Real Estate Sales Validation Form

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

Grantor's Name April Taylor
Mailing Address 120 Redwood Drive
Maylene, Alabama 35114


Grantee's Name Kristina M. De-Cuir
Mailing Address 706 Gables Drive
Birmingham, Alabama 35244

Property Address 706 Gables Drive
Birmingham, Alabama 35244

Date of Sale 06/28/2023
Total Purchase Price \$ 80,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

 Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2023 08:11:18 AM
\$111.00 PAYGE
20230713000208710

Alvin S. Boyd

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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Closing Statement | |

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 06/28/2023

Print Mary Stewart Nelson Thompson

Unattested _____
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one