



20230807000237070 1/4 \$306.00
Shelby Cnty Judge of Probate, AL
08/07/2023 10:50:12 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **THREE HUNDRED SEVENTY-FIVE THOUSAND and 00/100 Dollars (\$375,000.00)** and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **HUNTER MARSHALL GASKINS and wife, ALEXANDRA L. GASKINS**, (herein collectively referred to as "Grantor"), grants, bargains, sells and conveys unto **CAHABA ESTATE PROPERTIES, LLC**, an Alabama Limited Liability Company (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

That certain real property described on Exhibit A, attached hereto and included herein by reference the same as if set forth in its entirety.

Parcel No. 11-7-26-0-001-005.000 with street address of 425 Cahaba River Estates, Hoover, AL 35244

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

One Hundred Thousand Dollars (\$100,000.00) of the consideration recited herein is represented by a Purchase Money Mortgage executed and recorded simultaneously herewith.

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

And said Grantor does for themselves, their heirs and personal representatives, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and their heirs and personal representatives shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

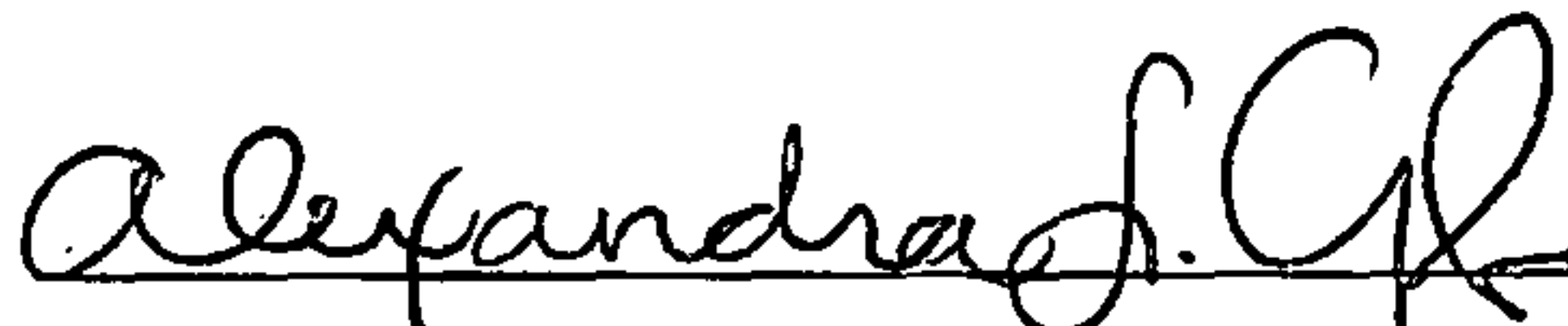


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28th IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this day of July, 2023

GRANTORS:

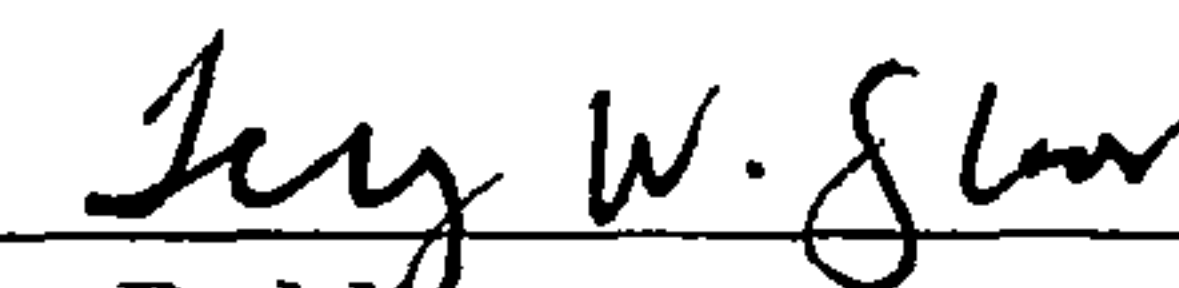
(SEAL)
HUNTER MARSHALL GASKINS

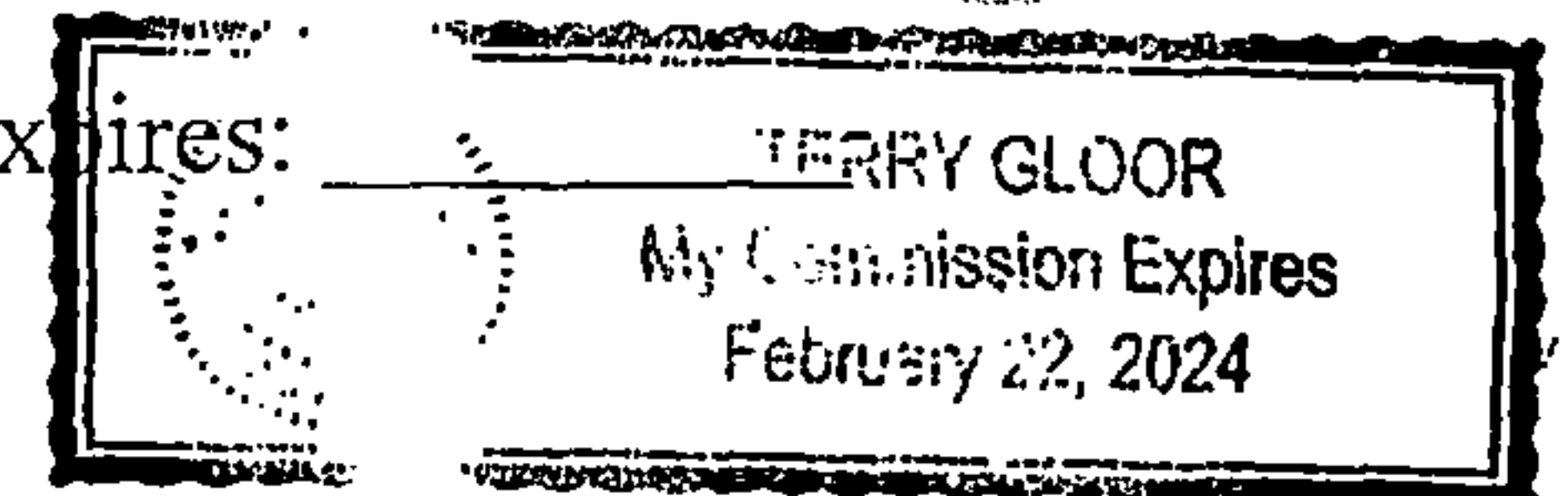
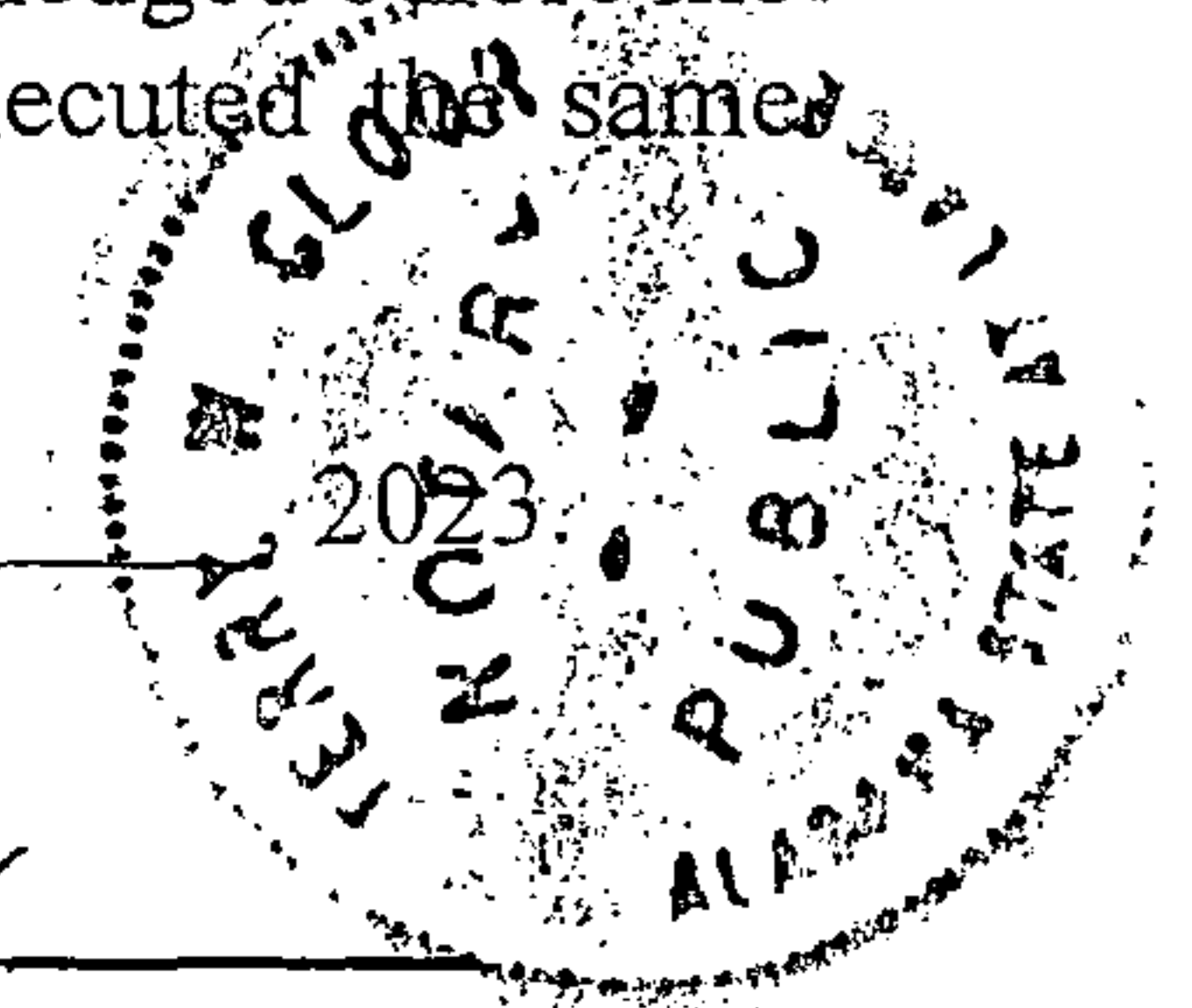

(SEAL)
ALEXANDRA L. GASKINS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **HUNTER MARSHALL GASKINS and wife, ALEXANDRA L. GASKINS**, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of July


Notary Public
My Commission Expires:



No title search was performed in the preparation of this Deed.

THIS INSTRUMENT PREPARED BY:

Terry W. Gloor
GLOOR LAW FIRM, LLC
200 Century Park South, Suite 114
Birmingham, AL 35226
(205) 968-1900

SEND TAX NOTICE TO:

Cahaba Estate Properties, LLC
2066 Baneberry Drive
Birmingham, AL 35244



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EXHIBIT "A"

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 26 AND RUN EAST ALONG THE SOUTH LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ FOR 402.80 FEET TO A POINT; THENCE TURN $67^{\circ}02'17''$ LEFT AND RUN NORTHEASTERLY FOR 79.81 FEET (MEASURE), 70.0 FEET (DEED) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; SAID POINT BEING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF CAHABA RIVER ESTATES DRIVE AND THE NORTHWESTERLY RIGHT OF WAY LINE OF BRIDGEWATER PARK DRIVE AS RECORDED IN MAP BOOK 34, PAGE 95B IN THE OFFICE OF PROBATE JUDGE OF SHELBY COUNTY, ALABAMA; THENCE TURN $22^{\circ}43'28''$ RIGHT AND RUN NORTHEASTERLY ALONG SAID NORTHWEST RIGHT OF WAY LINE OF BRIDGEWATER PARK DRIVE FOR 74.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF $03^{\circ}03'04''$ AND HAVING A RADIUS OF 2961.99 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 157.71 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A NEW CURVE TO THE RIGHT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF $00^{\circ}53'36''$ AND HAVING A RADIUS OF 5180.0 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID BRIDGEWATER PARK DRIVE RIGHT OF WAY LINE FOR 80.76 FEET TO A $\frac{5}{8}$ " REBAR WITH A PARAGON CAP FOUND AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING ON THE EAST LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ LINE; THENCE FROM THE TARGET OF THE LAST DESCRIBED CURVE TURN AN INTERIOR ANGLE OF $130^{\circ}18'46''$ AND RUN NORTHERLY ALONG SAID $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ LINE FOR 381.41 FEET (MEASURE), 398.7 FEET (DEED) TO A FOUND 1" OPEN TOP IRON AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE TURN AN INTERIOR ANGLE OF $90^{\circ}52'47''$ AND RUN WESTERLY ALONG THE NORTH LINE OF THE TRACT HEREIN DESCRIBED FOR 613.73 FEET (MEASURE), 625.3 FEET (DEED) TO A FOUND NO. 4 REBAR, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID CAHABA RIVER ESTATES DRIVE; THENCE FROM THE LAST DESCRIBED LINE, TURN AN INTERIOR ANGLE OF $93^{\circ}48'16''$ TO THE TANGENT OF A CURVE TO THE LEFT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF $44^{\circ}42'02''$ AND HAVING A RADIUS OF 300.12 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CAHABA RIVER ESTATES DRIVE RIGHT OF WAY LINE FOR 234.14 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT OF SAID CURVE, RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR 408.04 FEET TO A POINT AT THE NORTHEAST CORNER OF THE RIGHT OF WAY AS SHOWN ON SAID BRIDGEWATER PARK RECORD MAP; THENCE FROM THE LAST DESCRIBED LINE, TURN AN INTERIOR ANGLE OF $179^{\circ}35'50''$ AND RUN SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID CAHABA RIVER ESTATES DRIVE FOR 59.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE SUBTENDING A CENTRAL ANGLE OF $25^{\circ}15'17''$ AND HAVING A RADIUS OF 68.58 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 30.23 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

Real Estate Sales Validation Form

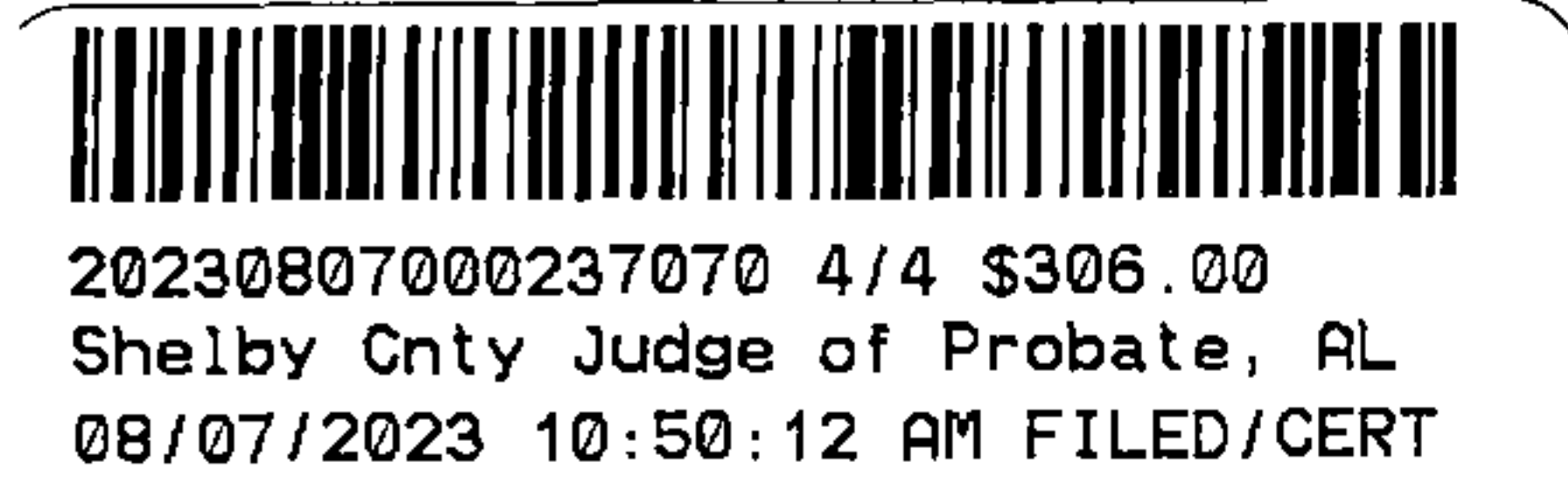
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Hunter Marshall Gaskins
Mailing Address Alexandra L. Gaskins
2114 Baneberry Dr.
Birmingham, AL 35244

Grantee's Name Cahaba Estate Properties, LLC
Mailing Address 2066 Baneberry Drive
Birmingham, AL 35244

Property Address 425 Cahaba River Estates
Birmingham, AL 35244

Date of Sale July 28, 2023
Total Purchase Price \$ 375,000.00



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 Appraisal
 Sales Contract Other
 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 July 28, 2023

Print _____

Unattested _____
(verified by)

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