

WARRANTY DEED

20231208000354170 1/3 \$177.50
Shelby Cnty Judge of Probate, AL
12/08/2023 10:58:57 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by **Karen Ridley, Trustee for the RENGERS FAMILY IRREVOCABLE TRUST**, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned, **KAY RENGERS aka REBECCA KAY RENGERS**, a widow, does grant, bargain, sell and convey unto the said **Karen Ridley, Trustee for the RENGERS FAMILY IRREVOCABLE TRUST**, the following described real property, situated in Shelby County, Alabama, as follows:

Unit 1405, Building 14, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733; Real Volume 50, Page 327 and Real Volume 50, Page 340 and re-recorded in Real 50, Page 942; Real 165, Page 578, and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 amended in Real Volume 50, Page 325 further amended by Real 189, Page 222, Real 222, Page 691; Real 238 Page 241; Real 269, Page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements, as set forth in aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135; Map Book 10, Page 49 and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT OF WAYS
WHETHER RECORDED OR WHETHER BY PRESCRIPTION.**

***Said above-described parcels of land being that property described in that certain deed to the herein named Grantors, recorded in the Shelby County Judge of Probate Instrument Number 20211115000548160.

TO HAVE AND TO HOLD unto the said **Karen Ridley, Trustee for the RENGERS FAMILY IRREVOCABLE TRUST**, its successors and assigns in fee simple, forever.

Shelby County, AL 12/08/2023
State of Alabama
Deed Tax: \$149.50

And I do, for myself and for my heirs, executors and administrators, covenant with the said **Karen Ridley, Trustee for the RENGERS FAMILY IRREVOCABLE TRUST**, its heirs and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; 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 the said **Karen Ridley, Trustee for the RENGERS FAMILY IRREVOCABLE TRUST**, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hand and seal, this 17th day of December, 2023.

Kay Rengers
Kay Rengers, aka Rebecca Kay Rengers, Grantor

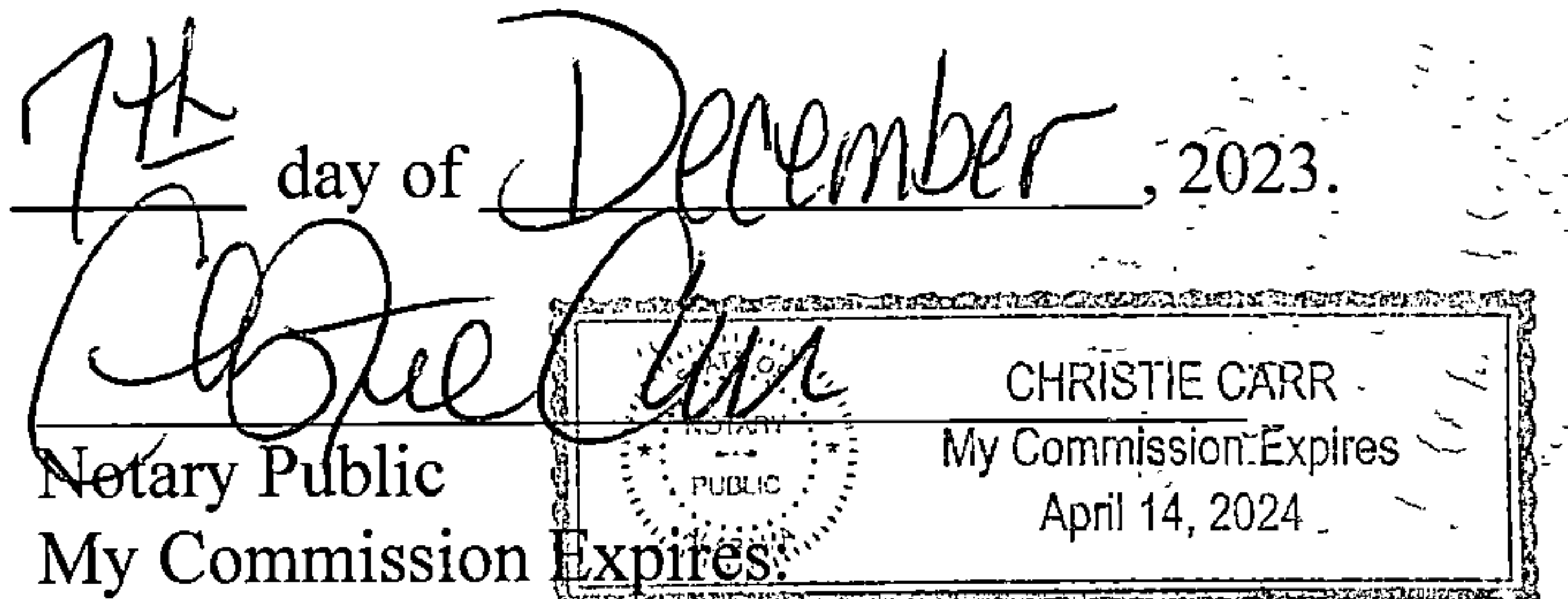
STATE OF ALABAMA
COUNTY OF MARION

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Kay Rengers aka Rebecca Kay Rengers** 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 17th day of December, 2023.



20231208000354170 2/3 \$177.50
Shelby Cnty Judge of Probate, AL
12/08/2023 10:58:57 AM FILED/CERT



This Instrument was Prepared By:

Jeremy L. Streetman
Streetman Law, LLC
P.O. Box 1111
Hamilton, Alabama 35570
205-921-4470

**who makes no representation as to
status of title or to matters which
would be disclosed by a current survey.**

Real Estate Sales Validation Form

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

Grantor's Name Kay Rengers aka Rebecca Kay Rengers Grantee's Name Rengers Family Irrevocable Trust
Mailing Address 690 National Ave. Mailing Address 22677 Cherokee Rd
Suite 19 Pell City, AL 35128
Hamilton, AL 35570
Property Address 1405 Gables Dr. Date of Sale 12/7/23
Hoover, AL 35244 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 149,400

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

20231208000354170 3/3 \$177.50
Shelby Cnty Judge of Probate, AL
12/08/2023 10:58:57 AM FILED/CERT

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 12/8/23

Print Karen Ridley

☐ Unattested

Sign

Karen Ridley
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1