

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road, St. 100B  
Birmingham, AL 35243

**Send tax notice to:**  
Christopher Robert Cuomo & Stephanie Cuomo  
1405 Gables Drive  
Hoover, AL 35244

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (190,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

**Karen Ridley, as Trustee of the Rengers Family Irrevocable Trust dated December 7, 2023**

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

**Christopher Robert Cuomo and Stephanie Cuomo**

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

**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.**

**\$110,000.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**SUBJECT TO ALL MATTERS OF RECORD**

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is 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 said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 12th day of January, 2024.

**Rengers Family Irrevocable Trust dated December 7, 2023**

  
Karen Ridley, Trustee

STATE OF Alabama )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Karen Ridley, Trustee of Rengers Family Irrevocable Trust dated December 7, 2023**, 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, as such Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 12th day of January, 2024.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



