

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

This deed is being re-recorded to correct the missing recital previously recorded in Instrument #20240117000011340 with the Probate Court of Jefferson County, Alabama.

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.

NOTE: Kay Rengers is the surviving grantee of the warranty deed with joint right of survivorship recorded in Instrument Number 2019111115000548160. William C. Rengers, the other grantee, having died on or about April 20, 2022.

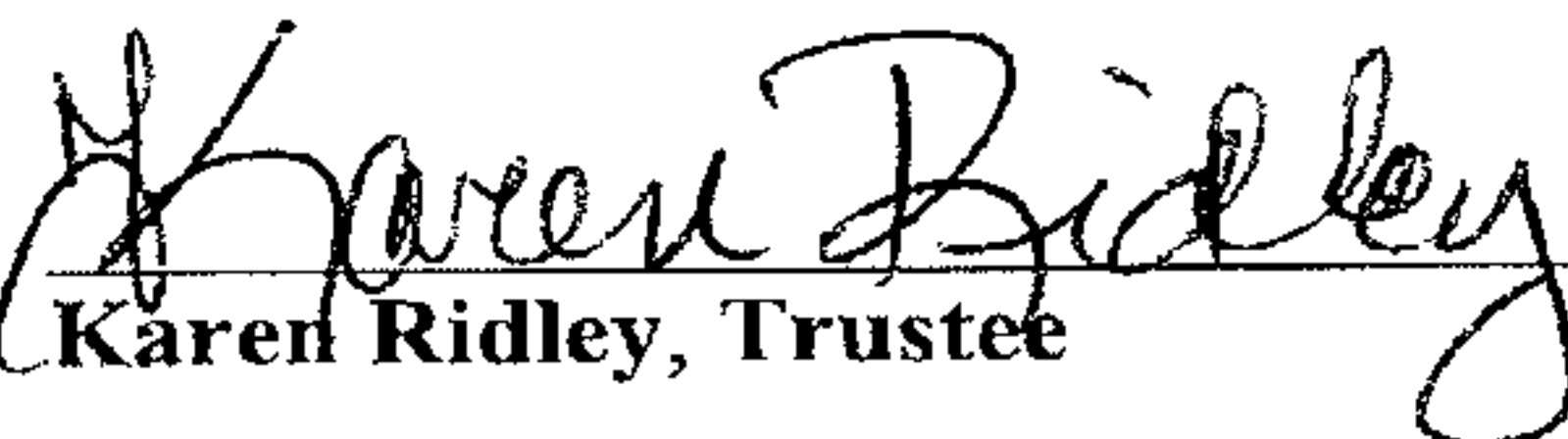
SUBJECT TO ALL MATTERS OF RECORD

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

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

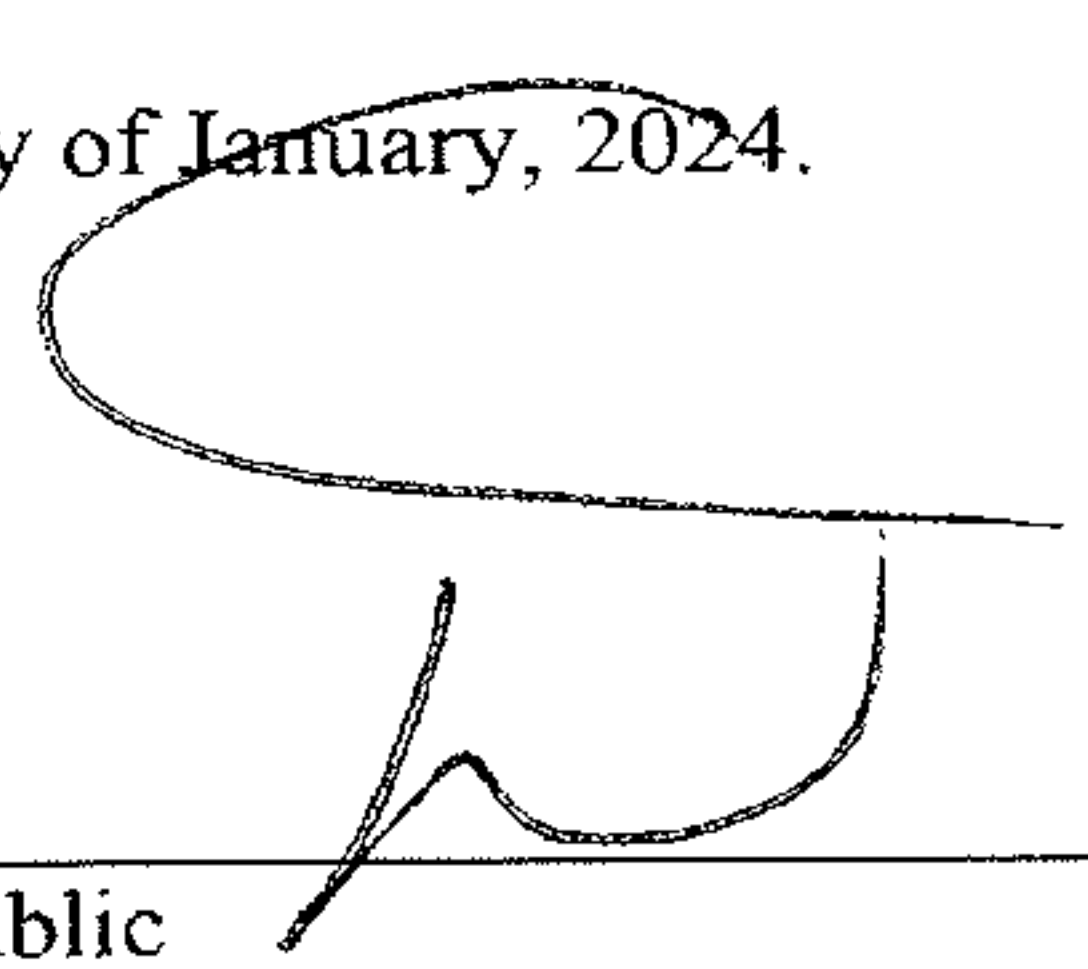

Karen Ridley, Trustee

STATE OF Alabama)

COUNTY OF Jefferson)

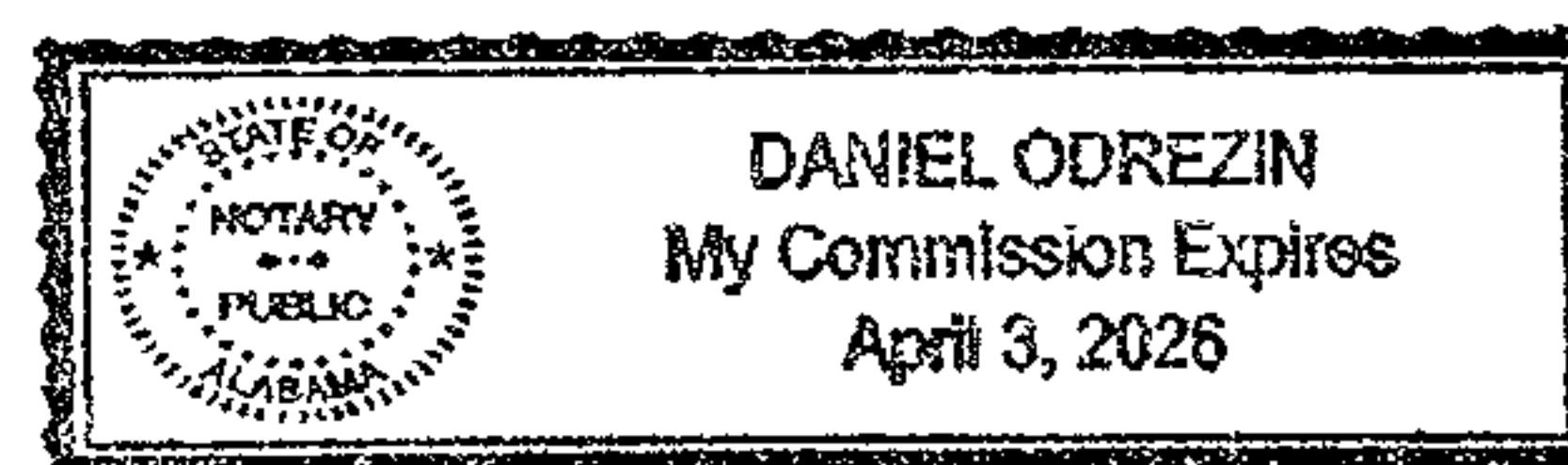
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Karen Ridley, Trustee of Rengers Family Irrevocable Trust dated December 7, 2023**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being 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: _____



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Karen Ridley, Trustee of the Rengers Family
 Irrevocable Trust 2107 Cherokee Rd.
 Mailing Address Pell City, AL 35128

Property Address 1405 Gables Drive
Hoover, AL 35244

Grantee's Name Christopher Robert Cuomo and
Stephanie Cuomo
 Mailing Address 1405 Gables Dr.
Hoover AL 35244
 Date of Sale January 12, 2024
 Total Purchase Price \$190,000.00
 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
☐ Sales Contract

☐ Appraisal
☐ 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 1/12/24 Print Daniel Odrezin

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

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/01/2024 02:11:12 PM
 \$29.00 JOANN
 20240301000057130

Form RT-1

Allen S. Bayl