

Send Tax Notice to:  
Robert B. Giles and Stacey L. Giles  
2053 East Baars Avenue  
Gilbert, AZ 85297

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: **BHM-24-1287**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$172,500.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Vincent J. Butler, Jr., an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

5370 Radford Loop, Fairburn, GA 30213

by **Robert B. Giles and Stacey L. Giles (herein referred to as "Grantee," whether one or more)**, whose mailing address is

3053 East Baars Avenue, Gilbert, AZ 85297

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **111 Sterling Oaks Drive, Hoover, AL 35244**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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 5 day of March, 2024

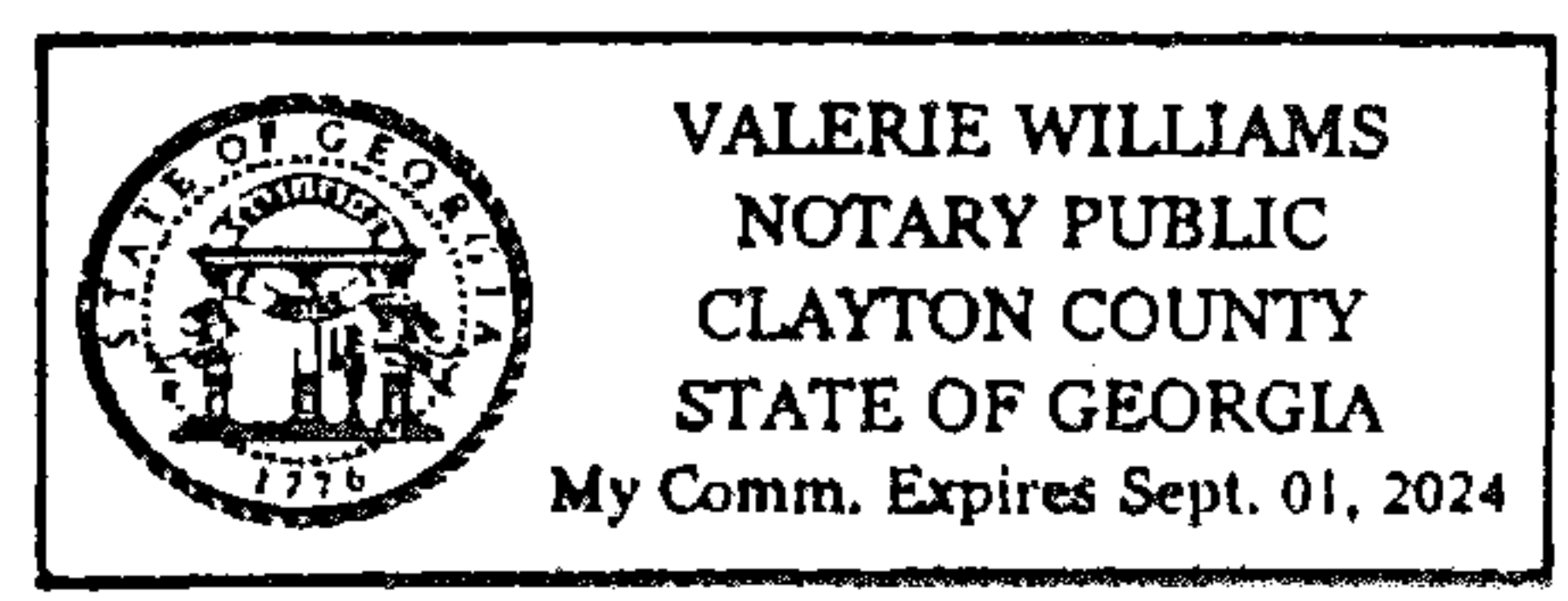
Vincent J. Butler, Jr.  
Vincent J. Butler, Jr.

STATE OF GA  
COUNTY OF Fulton

I, the undersigned Notary Public in and for said County and State, hereby certify that Vincent J. Butler, Jr. whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of March, 2024.

Valerie Williams  
Notary Public  
My Commission Expires: 9-1-2024



**EXHIBIT A**

**Property 1:**

Unit 111, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Inst. # 20040316000134350 and First Amendment to Declaration of Condominium as recorded in Inst. # 20040701000364570 and Articles of Incorporation of Sterling Oaks Owners Association, Inc as recorded in Exhibit C of the Declaration of Condominium and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium recorded in Map Book 33, Page 101, A thru D, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/06/2024 12:40:05 PM**  
**\$200.50 PAYGE**  
**20240306000061480**

*Allie S. Beyl*