

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Elizabeth Rose Cavin
405 Gables Drive #405
Hoover, AL 35244

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED AND 00/100 (\$128,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Charita H. Cadenhead, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Elizabeth Rose Cavin** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

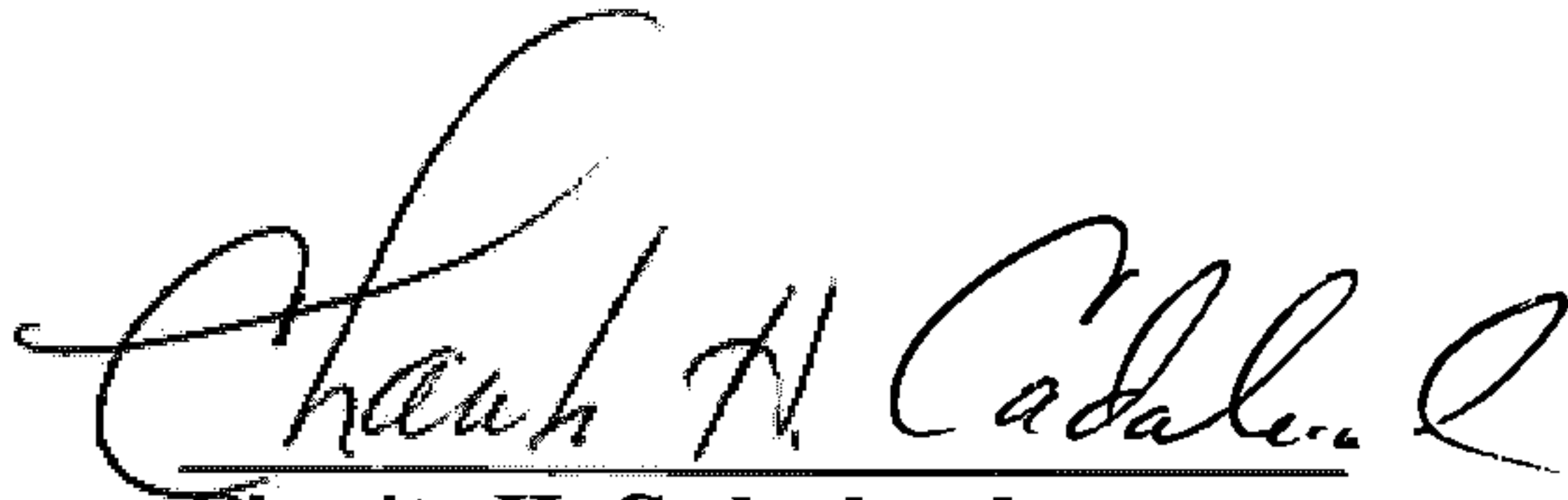
Property Address: **405 Gables Drive #405 Hoover, AL 35244**

\$96,675.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

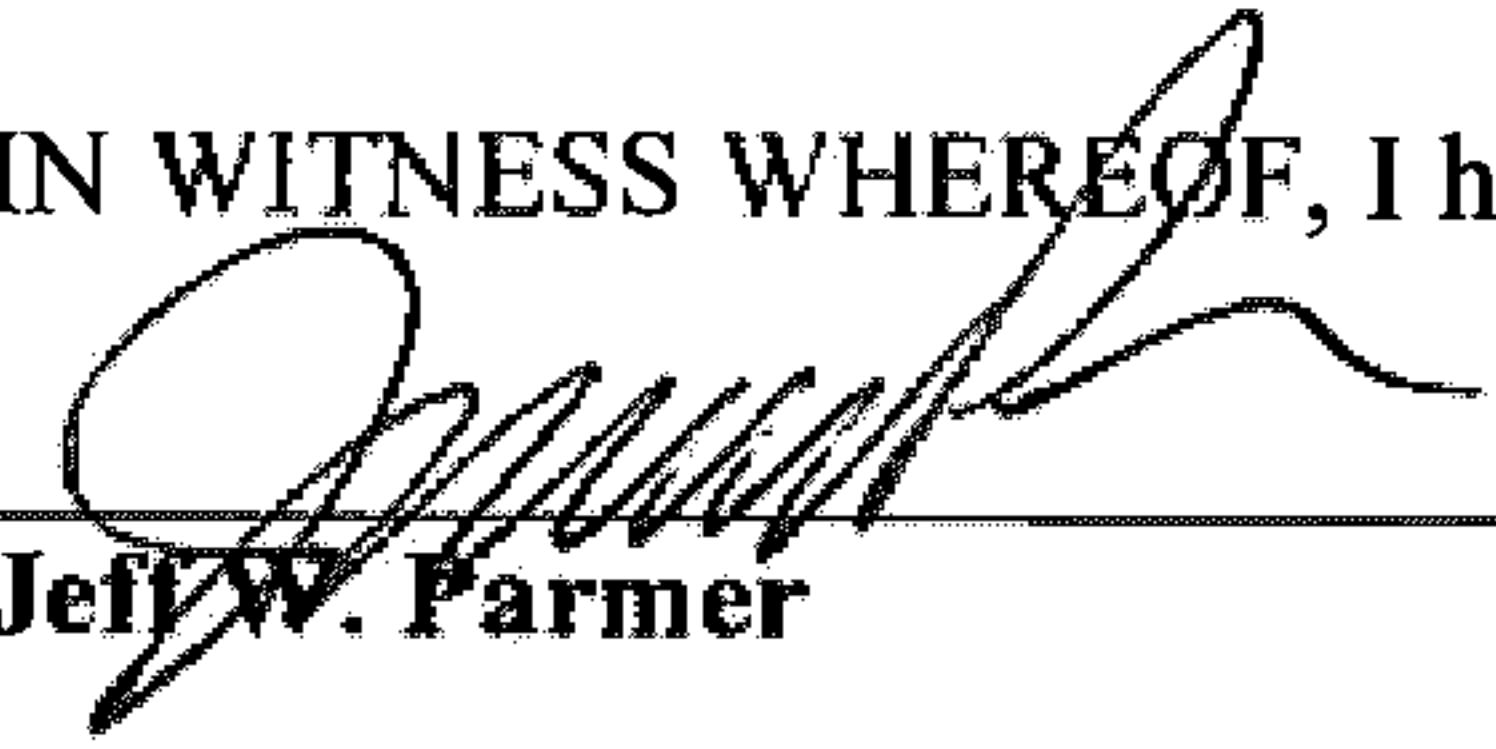
IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this **3rd day of April, 2024.**


Charita H. Cadenhead

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Charita H. Cadenhead** 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **3rd day of April, 2024.**



Jeff W. Farmer

NOTARY PUBLIC
My Commission Expires: **09/13/2024**

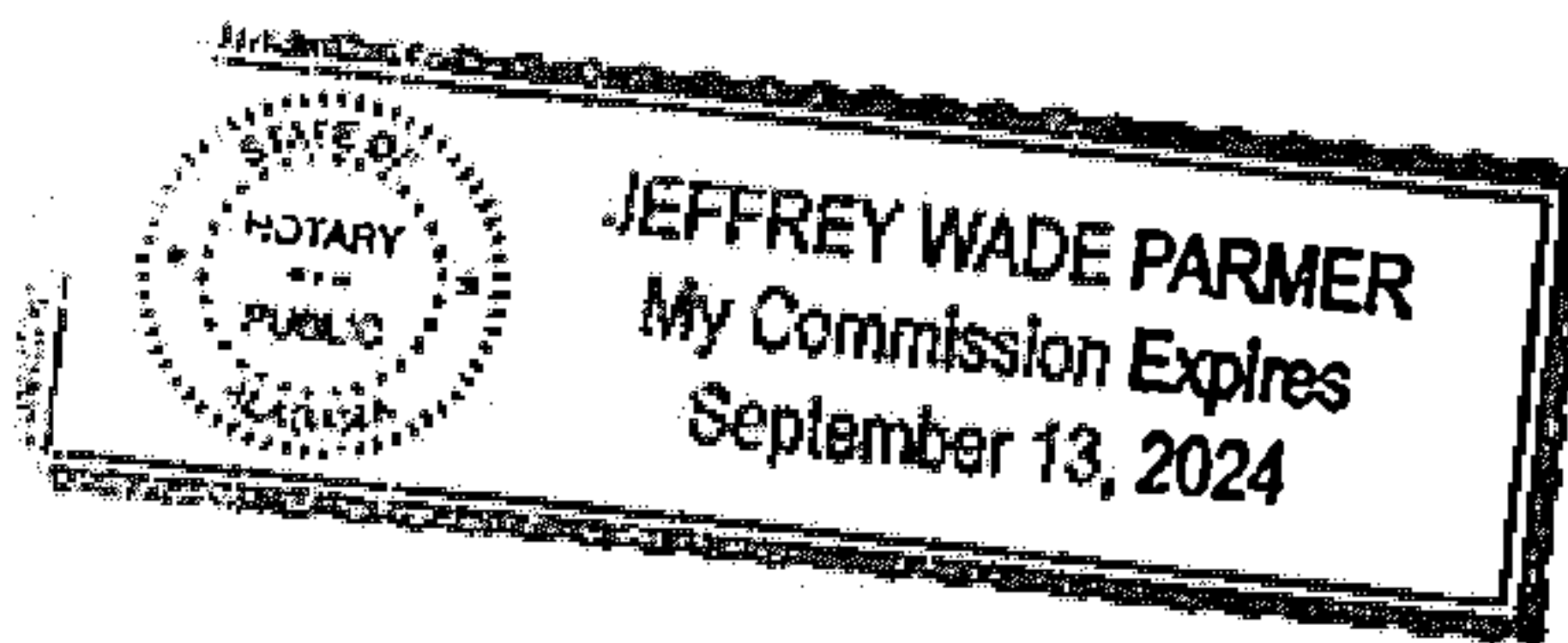


Exhibit A

Legal Description

Unit 405, Building 4, in the Gables, a Condominium, as established by that certain Declaration of Condominium of The Gables, a Condominium as recorded in Real Volume 10, Page 177, Amendment to the Declaration as recorded in Real 50, Page 327, Amendment to the Declaration as recorded in Real 50, Page 340 and refiled in Real 50, Page 942, Third Amendment to Declaration as recorded in Real 59, Page 19, Fourth Amendment to Declaration as recorded in Real 30, Page 407; Fifth Amendment to Declaration as recorded in Real 96, Page 855; Sixth Amendment to Declaration as recorded in Real 97, Page 937; Seventh Amendment to Declaration as recorded in Real 165, Page 578; Eighth Amendment to Declaration as recorded in Real 189, Page 222; Ninth Amendment to Declaration as recorded in Real 238, Page 241; Tenth Amendment to Declaration as recorded in Real 269, Page 270; Eleventh Amendment to Declaration as recorded in Real 284, Page 181 in the Probate Office of Shelby County, Alabama, and any future Amendment thereto, to which Declaration of Condominium a plan is attached as Exhibit "B" thereto and floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and The Gables Phase 2 recorded in Map Book 9, Page 135, The Gables Phase 3 recorded in Map Book 10, Page 49, The Gables Phase 4 recorded in Map Book 12, Page 50, and any future Amendment thereto, and to which said Declaration of Condominium the By-Laws of The Gables Condominium Association Inc are attached as Exhibit "D" and Amendment to the By-Laws as recorded in Real 27, Page 733, Amendment to the By Laws as recorded in Real 50, Page 325; Amendment to the By-Laws as recorded in Real 222, Page 691; Amendment to the By-Laws as recorded in Inst. # 20051101000566510; Amendment to the By-Laws as recorded in Inst. # 20060413000171390 and to which said Declaration of Condominium the Articles of Incorporation of The Gables Condominium Association Inc are attached as Exhibit "E" and recorded in Real 26, Page 922, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium.

Real Estate Sales Validation Form

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

Grantor's Name Charita H. Cadenhead
Mailing Address P.O. Box 2064
Birmingham, AL 35201

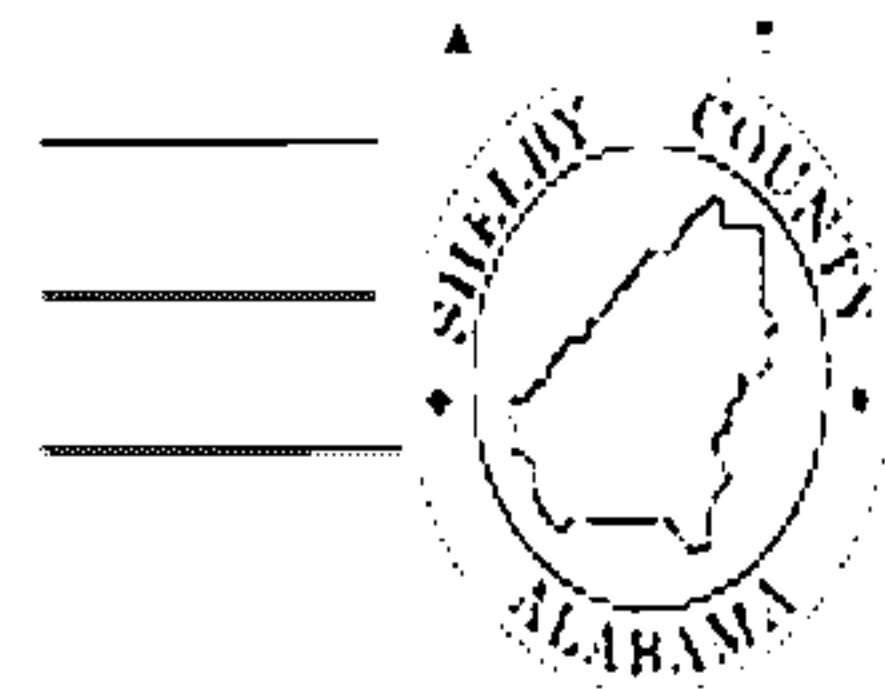
Grantee's Name Elizabeth Rose Cavin
Mailing Address 405 Gables Dr
405
Hoover, AL 35244

Property Address 405 Gables Dr
405
Hoover, AL 35244

Date of Sale April 3, 2024
Total Purchase Price \$128,900.00
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
[X] Closing Statement



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2024 02:26:43 PM
\$63.50 JOANN
20240403000092250

If the conveyance document presented for recordation contains all of the required information as set forth 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 4-3-2024 Print Jeff W. Parmer

Unattested (verified by)

Signature of Jeff W. Parmer
(Grantor/Grantee/ Owner/Agent) Circle one