

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:  
**Brett C. Leckness**  
**403 Gables Drive Unit #403A**  
**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 FORTY THOUSAND AND 00/100 (\$140,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **JLS4 Properties Inc.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brett C. Leckness** (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: **403 Gables Drive Unit #403A Hoover, AL 35244**

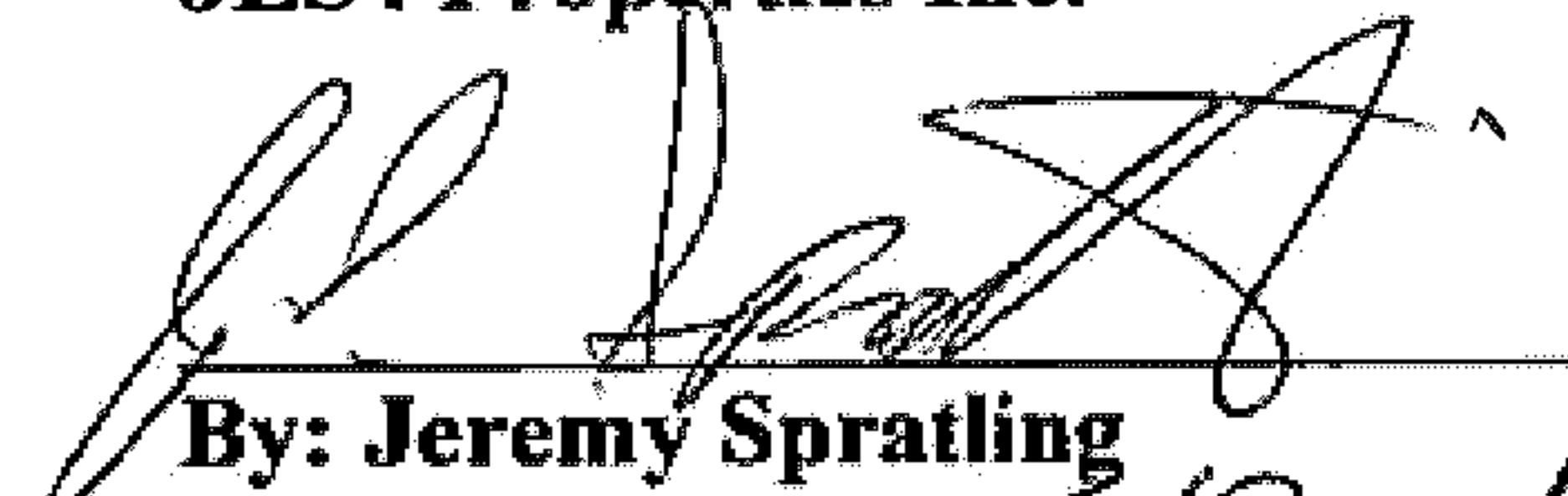
**\$137,464.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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 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 successors, 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 its hand and seal this **4th day of April, 2024.**


**JLS4 Properties Inc.**

  
By: **Jeremy Spratling**  
Its owner/President

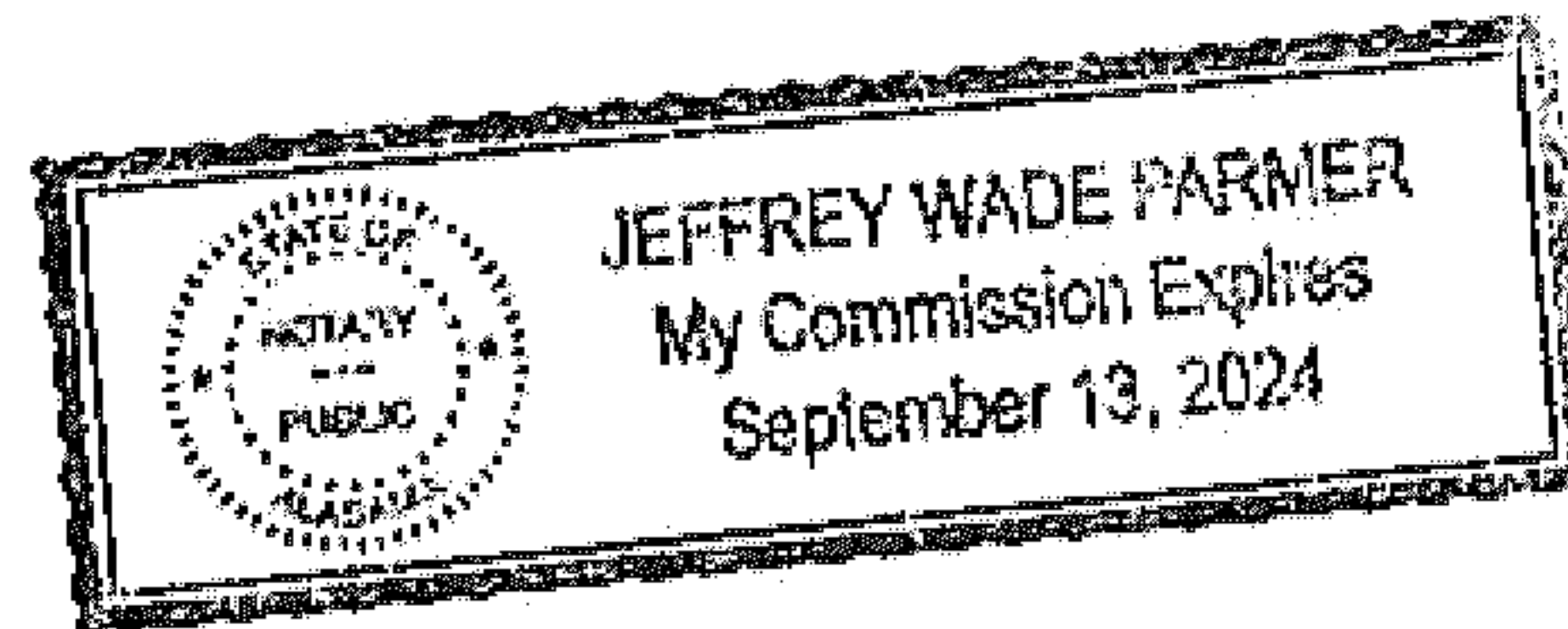
STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jeremy Spratling** whose name as President of **JLS4 Properties Inc.**, 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 as such President and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **4th day of April, 2024.**

  
\_\_\_\_\_  
**Jeff W. Parmer**

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



## **Exhibit A**

### **Legal Description**

**Unit 403, Building 4, in The Gables, a Condominium, a Condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto, as recorded in Real Volume 10, Page 177, and Amended in Real Volume 27, Page 733; Real Volume 50, Page 327; Real Volume 50, Page 340; Real 60, Page 340 and re-recorded in Real Volume 50, Page 942; Real 165, Page 678 and Amended in Real Volume 69, Page 19 and further Amended by Corporate Volume 30, Page 407; Real Volume 96, Page 855 and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and Amended in Real Volume 50, Page 325, further Amended in 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 the 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 41-44 and Amended in Map Book 9, Page 135 and further Amended by Map Book 10, Page 49 and further Amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.**

**Real Estate Sales Validation Form**

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

Grantor's Name JLS4 Properties Inc.  
Mailing Address 518 Moss Creek Circle  
Helena, AL 35080

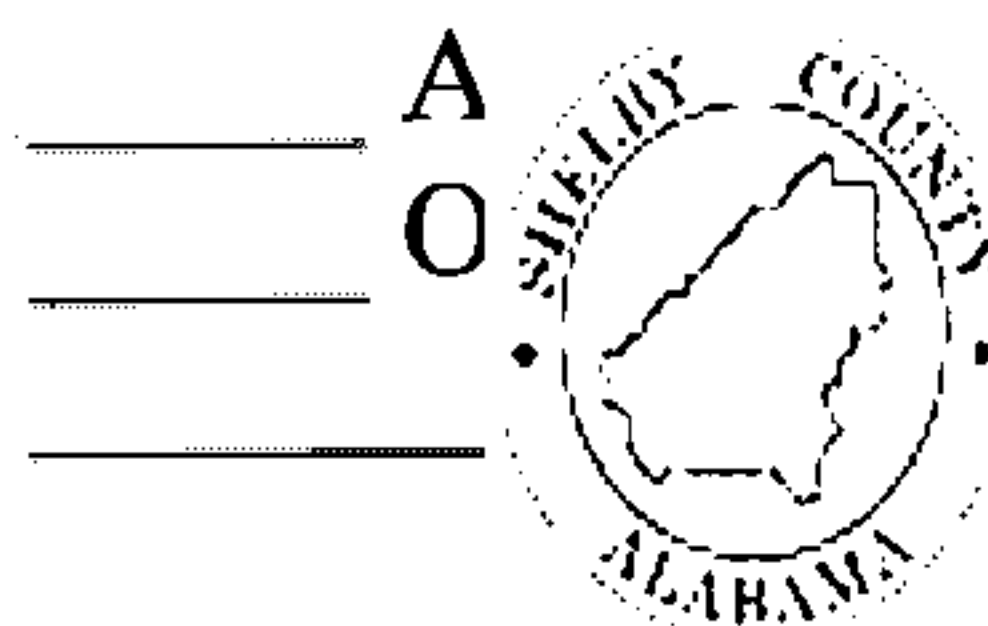
Grantee's Name Brett C. Leckness  
Mailing Address 403 Gables Dr  
Unit 403-A  
Hoover, AL 35244

Property Address 403 Gables Dr  
Unit 403-A  
Hoover, AL 35244

Date of Sale April 4, 2024  
Total Purchase Price \$140,000.00  
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
- Closing Statement



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/04/2024 02:05:00 PM  
\$34.00 JOANN  
20240404000095190

If the conveyance document presented for recordation contains all of the required information referred to above, the filing of this form is not required. *Alvin S. Bayl*

**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 4-4-2024 Print Jeff W. Parmer

Unattested \_\_\_\_\_  
(verified by)

Sign Jeff W. Parmer  
(Grantor/Grantee/ Owner/Agent) circle one