



20250206000037690 1/3 \$160.50
Shelby Cnty Judge of Probate, AL
02/06/2025 03:42:02 PM FILED/CERT

STATE OF ALABAMA

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That I, **GINGER MILLER**, f/k/a Ginger Cochran, a married woman who certifies that the within described property does not constitute my homestead or that of my spouse, 190 St. Stephens Court, Atmore, Alabama 36502, hereinafter called Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto **JEFFREY CARL BLACKMON** and **LANA J. BLACKMON**, 306 North 7th Avenue, Pensacola, Florida 32501, hereinafter called Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described property located in Shelby County, Alabama, to-wit:

Unit 606, Building G, 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; 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 and then 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 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 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,

Property address: 606 Gables Drive, Hoover, AL 35244, and

SUBJECT TO easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record.

TO HAVE AND TO HOLD the same unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do, for myself and my heirs, executors and administrators, covenant with the

Shelby County, AL 02/06/2025
State of Alabama
Deed Tax: \$132.50

said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, and that I have a good right to sell and convey said property; that I will and our heirs, executors, and administrators, shall warrant and defend the same unto the Grantees, their heirs, executors, and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 31st day of January, 2025.

Ginger Miller (SEAL)
GINGER MILLER

STATE OF ALABAMA
ESCAMBIA COUNTY

I, the undersigned notary public in and for said state and county, hereby certify that Ginger Miller, a married woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31st day of January, 2025.

Shirley D. Darby
NOTARY PUBLIC
My commission expires: 10/12/2028

No title examination was performed in the preparation of this document.

This instrument prepared by:

Shirley D. Darby
Otts Moore Law Firm, LLC
Attorneys at Law
P. O. Box 587
Atmore, AL 36504

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 19

20250206000037690 3/3 \$160.50
Shelby Cnty Judge of Probate, AL
02/06/2025 03:42:02 PM FILED/CERT

Grantor's Name Ginger Miller, f/k/a Ginger
Mailing Address Cochran
190 St. Stephens Court
Atmore, AL 36502

Grantee's Name Jeffrey Carl Blackmon et ux
Mailing Address 306 North 7th Avenue
Pensacola, FL 32501

Property Address 606 Gables Dr.
Hoover, AL 35244

Date of Sale 1/31/25
Total Purchase Price \$ N/A

or
Actual Value \$

or
Assessor's Market Value \$ 132,200

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

☐ Appraisal
☐ Other

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 02/6/25

Print Lana Blackmon

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1