

Send Tax Notice to:
Supar Group, LLC
1331 Parliament Lane
Vestavia Hills, AL 35216

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-25-1244

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY FOUR THOUSAND FIVE HUNDRED AND 00/100 (\$184,500.00)** 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 **Kimberly Dawn Cobb, an unmarried woman (herein referred to as "Grantor,"** whether one or more), whose mailing address is

386 Magnolia Street, Lincoln, AL 35096

by **Supar Group, LLC (herein referred to as "Grantee"),** whose mailing address is

1331 Parliament Lane, Vestavia Hills, AL 35216

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1001 Gables 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

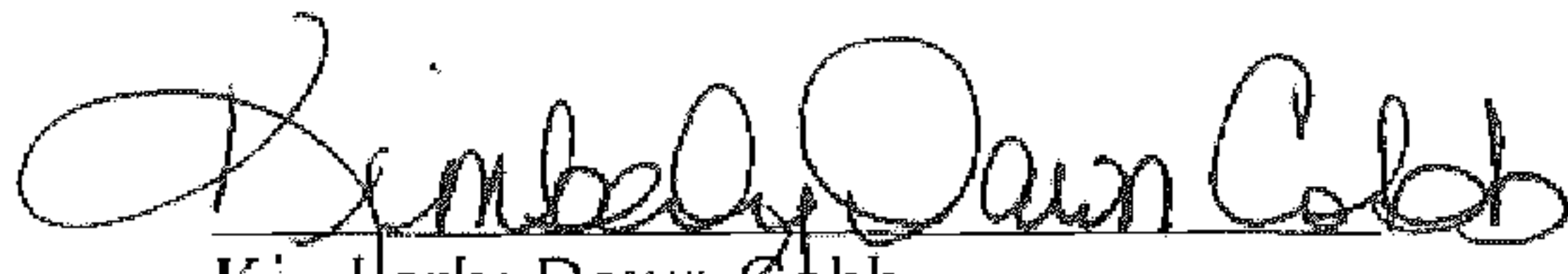
This is not the homestead of the Grantor.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantors does for herself, her heirs and assigns, covenant with Grantee, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

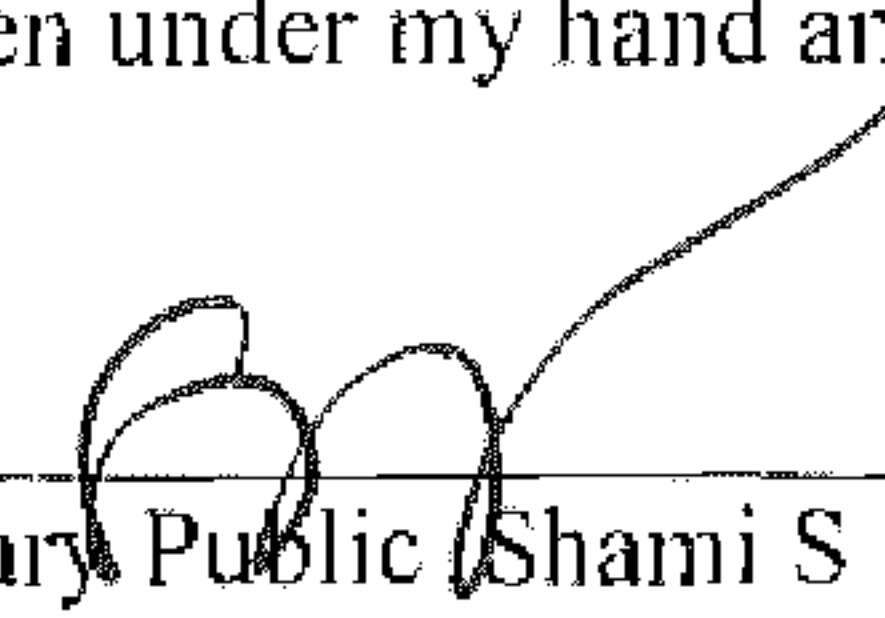
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 21st day of February, 2025.


Kimberly Dawn Cobb

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kimberly Dawn Cobb whose names 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 official seal this 21st day of February, 2025.


Notary Public Shami S Malone
My Commission Expires: 11/3/2028

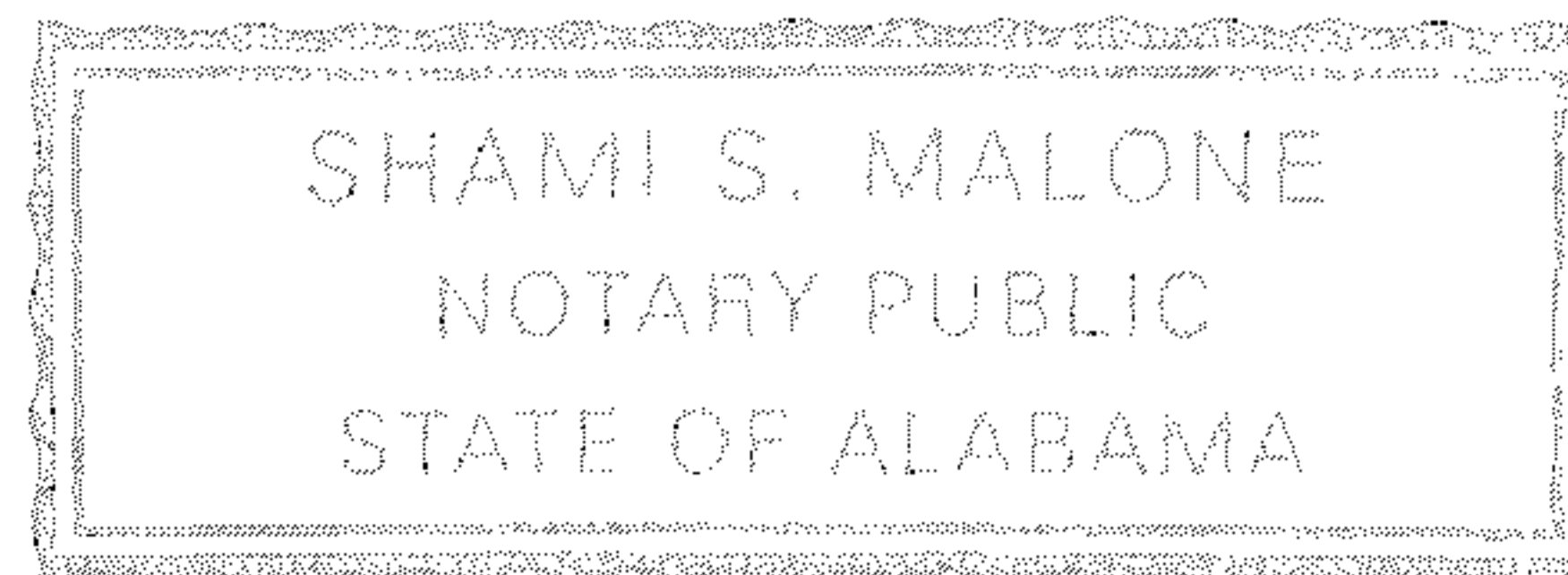


EXHIBIT A**Property 1:**

Unit 1001, in Building 10, The Gables, a Condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws, thereto 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 and re-recorded in Real Volume 50, Page 942, Real Volume 165, Page 578 and amended in Real Volume 59, Page 19 and further amended by Corporation Volume 30, Page 407, Real Volume 96, Page 855, Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325, Real Volume 189, Page 222, Real Volume 222, Page 691 and Record Volume 238, Page 241, together with an undivided interest in 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, Page 41 through 44 and amended in map Book 9, Page 135, Map Book 10, Page 49 and Map Book 12, Page 50 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
02/24/2025 09:55:52 AM
\$212.50 JOANN
20250224000052990

Allen S. Bayl