

20250516000149610 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
05/16/2025 10:29:08 AM FILED/CERT

**TO BE FILED IN SHELBY COUNTY,
ALABAMA, DEED BOOK RECORDS**

This Instrument prepared
(without the benefit of a title search) by:
Andrew J. Potts, Esq.
Law Offices of Andrew J. Potts
P.O. Box 59242
Birmingham, Alabama 35259

Send Tax Notice To:
Robert S. Gaddis, Jr.
216 Raymond Drive
Homewood Al 35209

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

THIS IS A GENERAL WARRANTY DEED executed and delivered this 28th day of March 2025 by **ROBERT S. GADDIS, JR.**, a married man, ("Grantor") to **GADDIS REAL ESTATE INVESTMENTS LLC** ("Grantee").

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

Units 6 and 7 in the Valley Station Condominium, a condominium, located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 30, Page 194, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided interest in the common elements of Valley Station Condominium as set out in the said Declaration of Condominium, said Units being more particularly described in the floor plans and architectural drawings of Valley Station Condominium as recorded in Map Book 9, Pages 79-80, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 2025 and subsequent years;
2. All mortgages of record;
3. All other matters of record affecting the Property as shown in the Office of the Judge of Probate of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

A purchase money mortgage in the amount of \$425,000 is being filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.



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And said Grantor does for himself, his heirs, successors and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

The Property is not the homestead of Grantor.

Source of Title: Deed dated July 27, 2000, and recorded August 1, 2000, as Instrument Number 2000-25832 in the Office of the Judge of Probate of Shelby County, Alabama.

Address of Grantor: ROBERT S. GADDIS, JR.
216 Raymond Drive
Homewood AL 35209

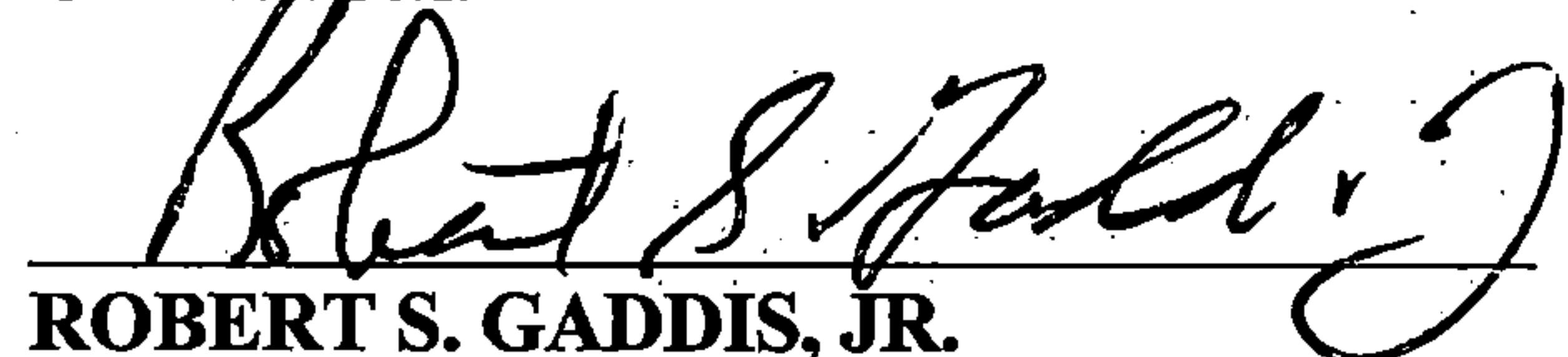
Address of Grantee: GADDIS REAL ESTATE INVESTMENTS LLC
216 Raymond Drive
Homewood AL 35209

Property Address: 1581 Cahaba Valley Road (Unit 6)
1583 Cahaba Valley Road (Unit 7)
Pelham, AL 35124

Tax Assessed Value: Unit 6 \$140,210.00
Unit 7 \$255,900.00
\$396,110.00

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed on the date first written above.

GRANTOR:


ROBERT S. GADDIS, JR.



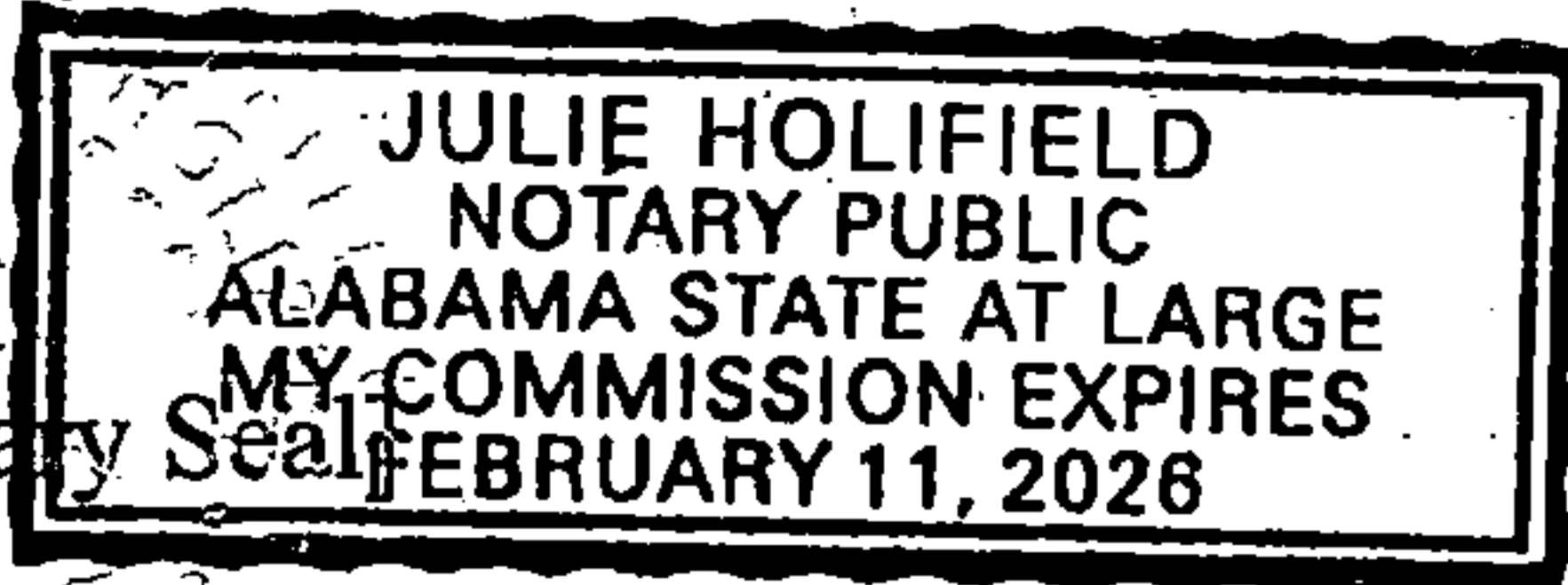
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STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public, in said County, in said State, hereby certify that **ROBERT S. GADDIS, JR.**, whose name is signed to the foregoing General Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said General Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 28 day of March 2025.



Julie Holifield
Notary Public
My Commission Expires: 02/11/2026

Real Estate Sales Validation Form

20250516000149610 4/4 \$32.00
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert S. Gaddis Jr.

Mailing Address
216 Raymond Drive
Homewood, AL 35124

Grantee's Name Gaddis Real Estate Investments LLC

Mailing Address
216 Raymond Drive
Homewood, AL 35124

Property Address 1581 Cahaba Valley Road
Units 6 & 7
Pelham, AL 35124

Date of Sale 3/28/2025

Total Purchase Price \$

or

Actual Value \$ 396,110.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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 3/28/2025

Print Carla Hines

☐ Unattested

Sign Carla Hines

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1