

Send tax notice to:
Weston Akin
113 Sterling Oaks Drive
Hoover, AL, 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2025282T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **GCHM Holdings, LLC** whose mailing address is: 210 Malaga Ave. Birmingham, AL 35209 (hereinafter referred to as "Grantor") by **Weston Akin and Emery Akin** whose property address is: **113 Sterling Oaks Drive, Hoover, AL, 35244** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 113, according to the Survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by the Declaration of Condominium as recorded in Instrument NO. 20040316000134350, and First Amendment of Declaration of Condominium as recorded in Instrument no. 20040701000364570, and Articles of Incorporation of Sterling Oaks Owners Association, Inc. as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, Page 101 A thru D, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise or such rights Deed Book 4, Page 464, Deed Book 127, Page 140 and Deed Book 64, Page 501
3. Permits to Alabama Power Company as recorded in Deed Book 252, Page 182 and Deed Book 252, Page 184.
4. Building and setback lines of 35 feet as recorded in Map Book 33, Page 101, in the Probate Office of Shelby County, Alabama.
5. Agreements a, recorded in Misc. Book 19, Page 690.
6. Non-exclusive easement as recorded in Instrument No. 20030528000328740 and amended in Instrument No. 20040316000134370.
7. Slope easement as recorded in Deed Book 330, Page 453.
8. Declaration of protective covenants, agreement and charges and liens as set out in Misc. Book 13, Page 50, Misc. Book 15, Page 189, Misc. Book 19, Page 633 and Book 331, Page 757.
9. Right of way to Alabama Power Company as recorded in Book 347, Page 472 and Book 345, Page 673
10. Subject to limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Pages 266 and Acts 1973 No. 1059, Page 1732, 1975 Code of Alabama.
11. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways and entrance.
12. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations as set forth in the Declaration of Condominium of Sterling Oaks, a condominium recorded in Instrument No. 20040316000134350 and amended in Instrument No. 20040701000364570, in the Probate Office of Shelby, Alabama.

\$144,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, GCHM Holdings, LLC, by Catherine E Sankey, its Sole Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 16 day of September, 2025.

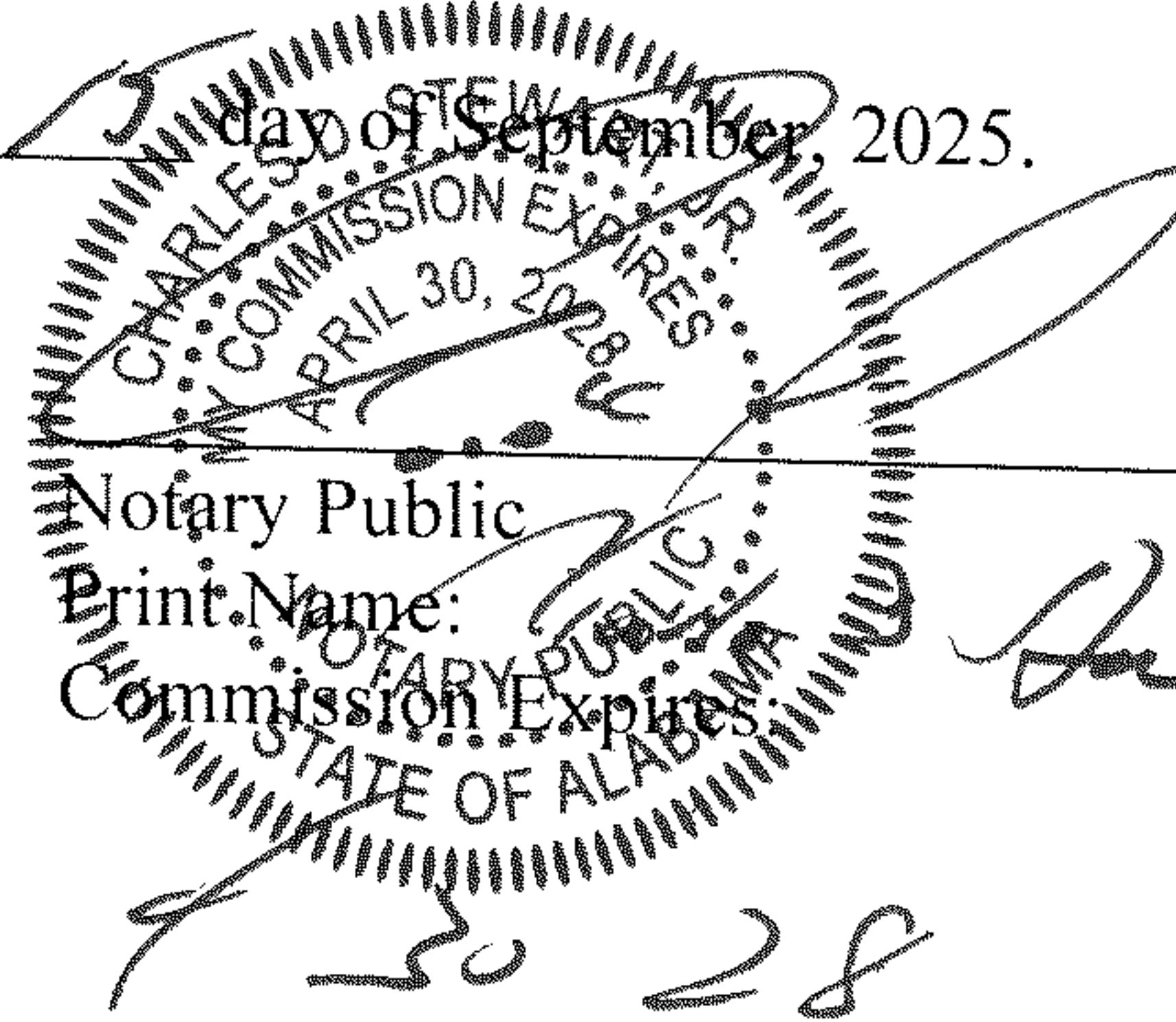
GCHM Holdings, LLC

Catherine E Sankey
BY: Catherine E Sankey, Sole Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Catherine E Sankey, whose name as Sole Member of GCHM Holdings, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 11:56:15 AM
\$41.00 CHARITY
20250916000283190



Allen S. Bayl