

Send Tax Notice to:
Joshua Welborn
701 Gables Dr., Unit 701
Hoover, AL 35244

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-11464**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FORTY SEVEN THOUSAND AND 00/100 (\$147,000.00)** 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 **Amy E. Medicus, an unmarried person, and Nicholas J. Medicus, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

1654 Mallard Circle, Tuscaloosa, AL 35405

by **Joshua Welborn (herein referred to as "Grantee"),** whose mailing address is

701 Gables Drive, Hoover, AL 35244

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 **701 Gables Dr., Unit 701, 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, 2026 AND THEREAFTER.

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

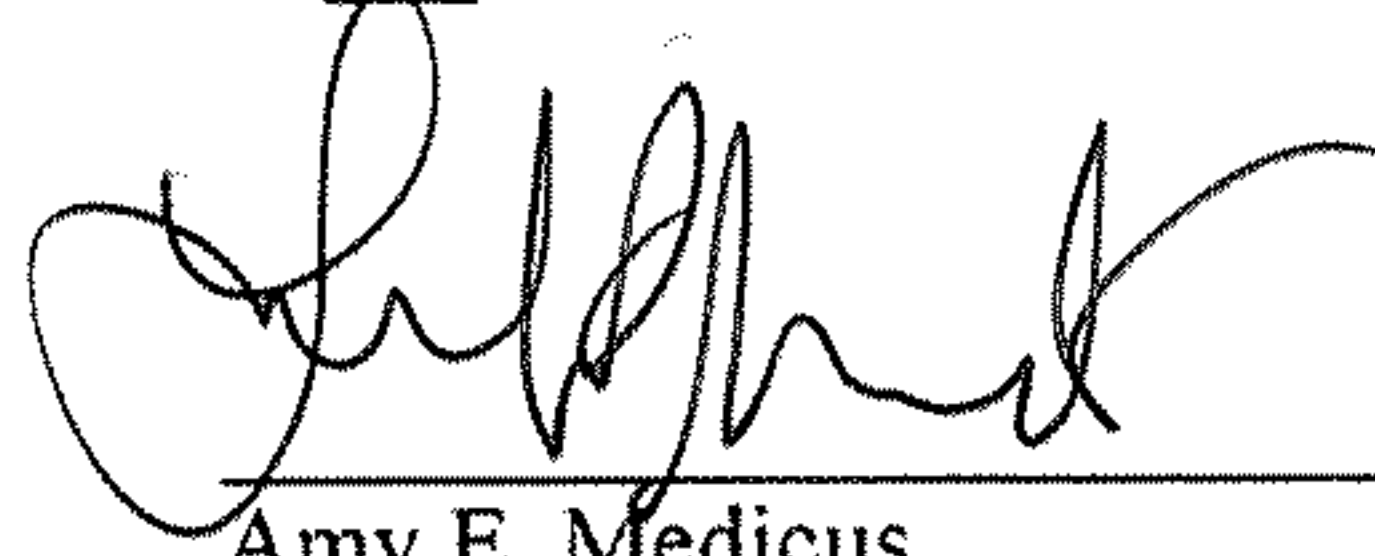
MINING AND MINERAL RIGHTS EXCEPTED.

\$127,000.00 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 Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 18 day of November, 2025

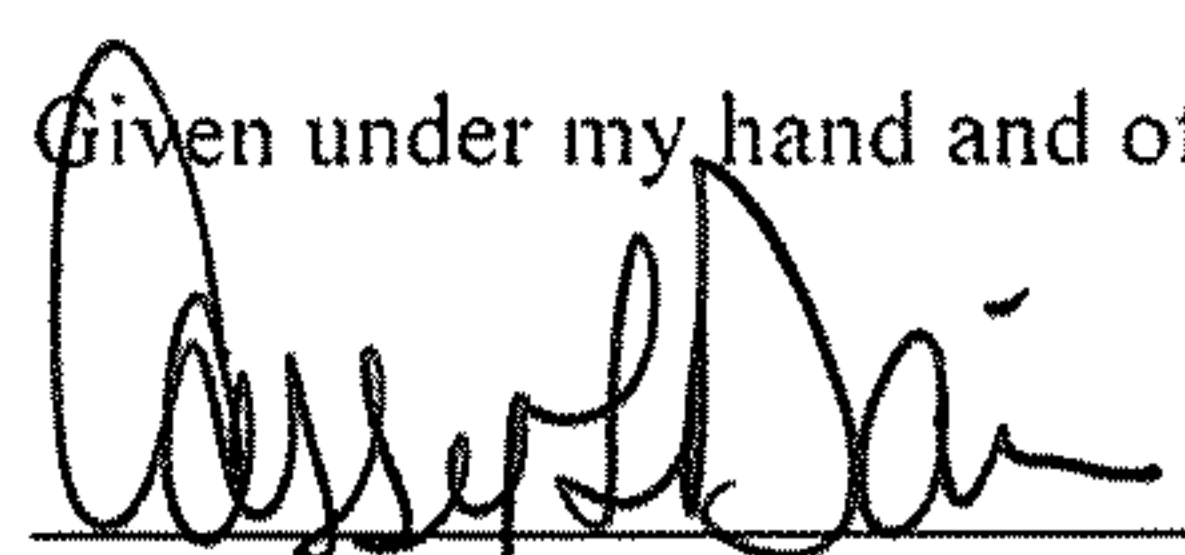


 Amy E. Medicus

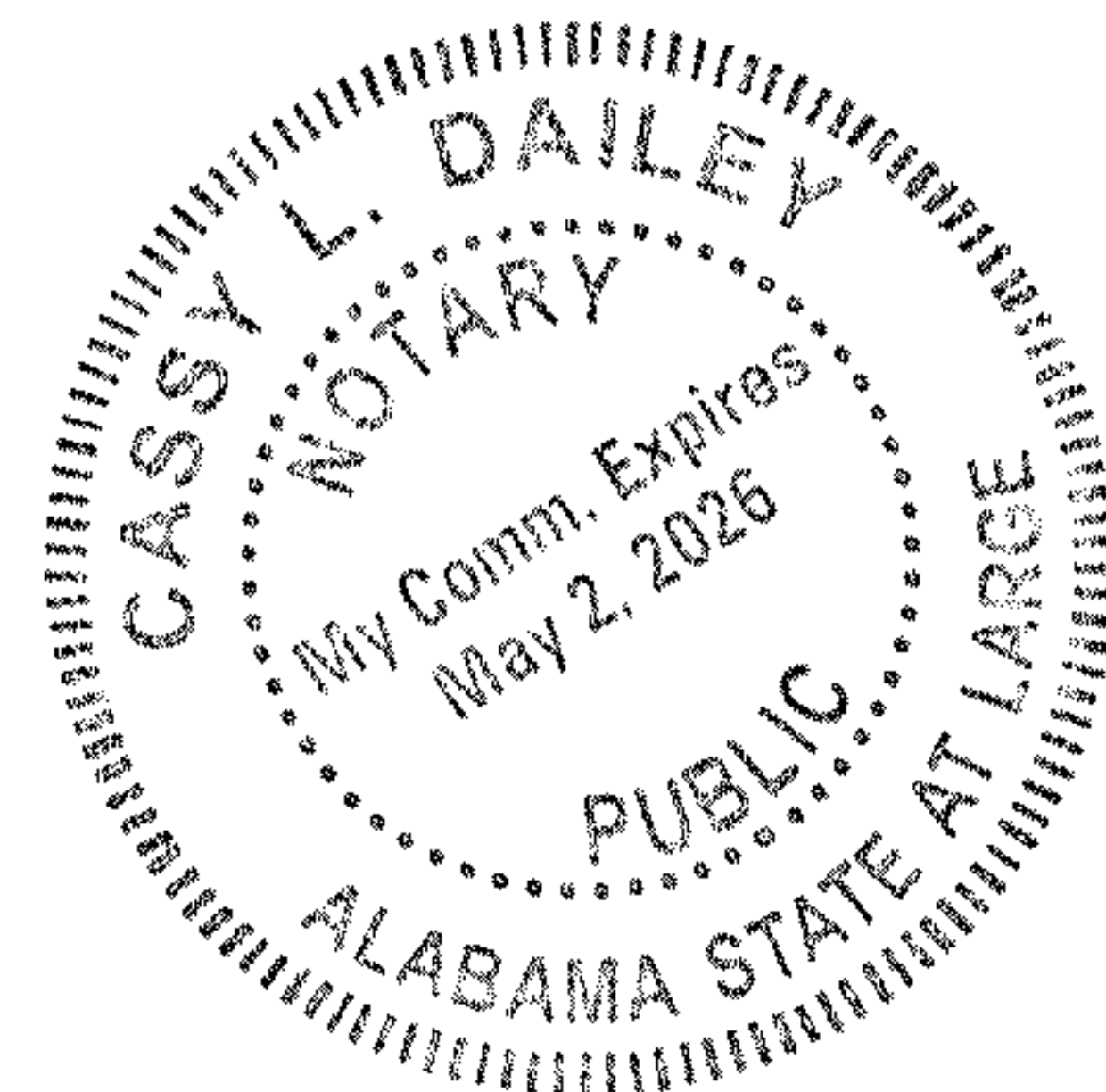
STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Amy E. Medicus whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of November, 2025.



 Notary Public
 My Commission Expires: 05/02/2026



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 18 day of Nov, 2025


Nicholas J Medicus

 Nicholas J. Medicus

STATE OF ALABAMA
 COUNTY OF ~~SHELBY~~ MOBILE *em*

I, the undersigned Notary Public in and for said County and State, hereby certify that Nicholas J. Medicus whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of November, 2025.



 Notary Public
 My Commission Expires: 6/21/2026

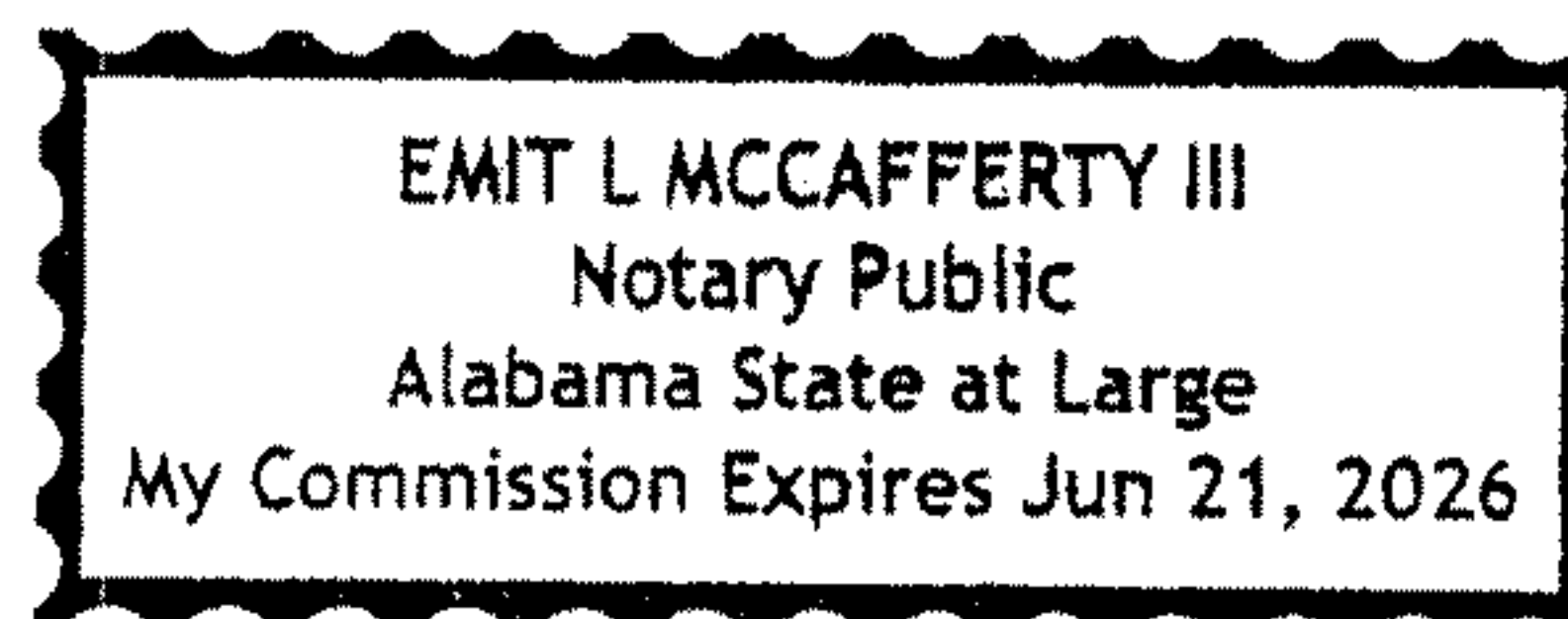
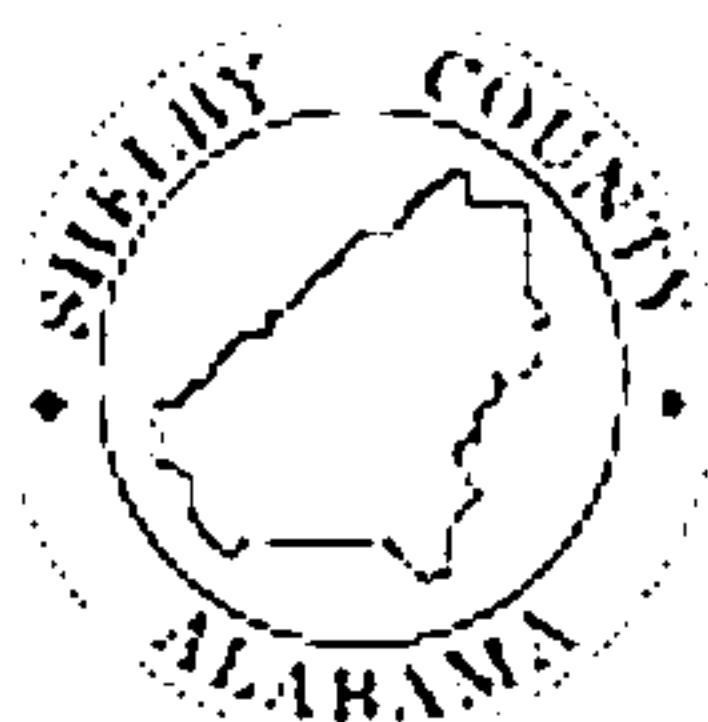


EXHIBIT A**Property 1:**

Unit 701; Building 7, 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 60, Page 340 and re-recorded in Real 50, Page 942, Real 165, Page 678 and amended in Real 69, 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 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 thru 44 and amended in Map Book 9, Page 135 and further amended in Map Book 10, Page 49 and further amended by 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
12/01/2025 01:44:46 PM
\$48.00 BRITTANI
20251201000366650

Allen S. Bayl