

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

GRANTEE'S ADDRESS:
David M. Cobb
29135 Portobello Road
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Twenty-Eight Thousand and NO/100 (\$228,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Dana M. Cobb, an unmarried woman**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **David M. Cobb** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of ~~Jefferson~~, State of Alabama, to-wit:

Shelby
See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTE'S' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 17th day of April, 2012.


Dana M Cobb
Dana M. Cobb

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dana M. Cobb , 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 Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of April, 2012.


Jeff W Parmer
NOTARY PUBLIC Jeff W. Parmer
My Commission Expires: 9/22/12


20120424000140480 1/2 \$243.00
Shelby Cnty Judge of Probate, AL
04/24/2012 10:49:28 AM FILED/CERT

Shelby County, AL 04/24/2012
State of Alabama
Deed Tax: \$228.00

Exhibit A

Unit 135, Building 29, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument #20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment recorded in Instrument #20070508000215560, Second Amendment recorded in Instrument #20070522000237580, Third Amendment recorded in Instrument #20070606000263790, 4th Amendment recorded in Instrument #20070626000297920, 5th Amendment recorded in Instrument #20070817000390000, 6th Amendment recorded in Instrument #20071214000565780, 7th Amendment recorded in Instrument #20080131000039690, 8th Amendment recorded in Instrument #20080411000148760, 9th Amendment recorded in Instrument #20080514000196360, 10th Amendment recorded in Instrument #20080814000326860, 11th amendment recorded in Instrument #20081223000473570, 12th Amendment recorded in Instrument #20090107000004030, 13th Amendment recorded in Instrument #20090107000004030, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, page 77, 1st Amended Condominium Plat of Edenton, a Condominium, as recorded in Map Book 39, page 4, 2nd Amended Condominium Plat of Edenton, a Condominium, as recorded in Map Book 39, page 79, 3rd Amendment Plat of Edenton, a Condominium as recorded in Map Book 39, page 137, 4th Amendment Condominium Plat of Edenton, a Condominium as recorded in Map Book 40, page 54 and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc., as recorded in Instrument #20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association, Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set-out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 320051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.


20120424000140480 2/2 \$243.00
Shelby Cnty Judge of Probate, AL
04/24/2012 10:49:28 AM FILED/CERT