

This Instrument Prepared By:

Creative Planning Legal
3400 College Blvd.
Leawood, KS 66211
(913)742-7221

Send Tax Notice To Grantees Address:

Sandra R. Holt
1140 Portobello Road
Birmingham, Alabama 35242

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, **SANDRA R. HOLT**, a single woman, (herein referred to as **GRANTOR**), do grant, bargain, sell and convey unto **SANDRA R. HOLT, as trustee of the HOLT REVOCABLE TRUST DATED JANUARY 26, 2017**, (herein referred to as **GRANTEE**), the described real estate, situated in Shelby County, Alabama, more particularly described as follows to-wit:

PROPERTY DESCRIPTION:

Unit 40, Building 11, 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 to Declaration of Condominium of Edenton as recorded in Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, Ninth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, Eleventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20081222000184480, Twelfth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030, Thirteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180, Fourteenth, Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090722000282160 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, and the 2nd Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 79, 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137, 4th Amended 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 Associations, 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 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:


1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instruments, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 38, Page 77.
7. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187, Deed Book 185, Page 120, Real 105, Page 861, and Real 167, Page 335 in the Probate Office of Shelby County, Alabama.
8. Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450 in the Probate Office of Shelby County, Alabama.
9. Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460 in the Probate Office of Shelby County, Alabama.
10. Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.
11. Easement to Bellsouth, as recorded in Instrument 20060920000466950 and Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama.
12. Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250 and Instrument 20061212000601460; Instrument 20070517000230870 and Instrument 20070517000231070.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, tenements, privileges, appurtenances and improvements thereunto belonging, or in any wise appertaining:

The parties hereto are made aware of the fact that the preparer has not been requested to, nor has he/she made a title examination of the subject property and they agree to release and relieve the preparer from any responsibility and liability in connection therewith. Description of property was provided to preparer by Grantee.

Any taxes attributable to the subject property for the current year have been pro-rated by and between the parties as of the execution date hereof, to the effect that the Grantee shall bear and be responsible for all such taxes when the same shall become due for the current year and thereafter.

EXECUTED, this the 1/26 day of JAN., 2017.

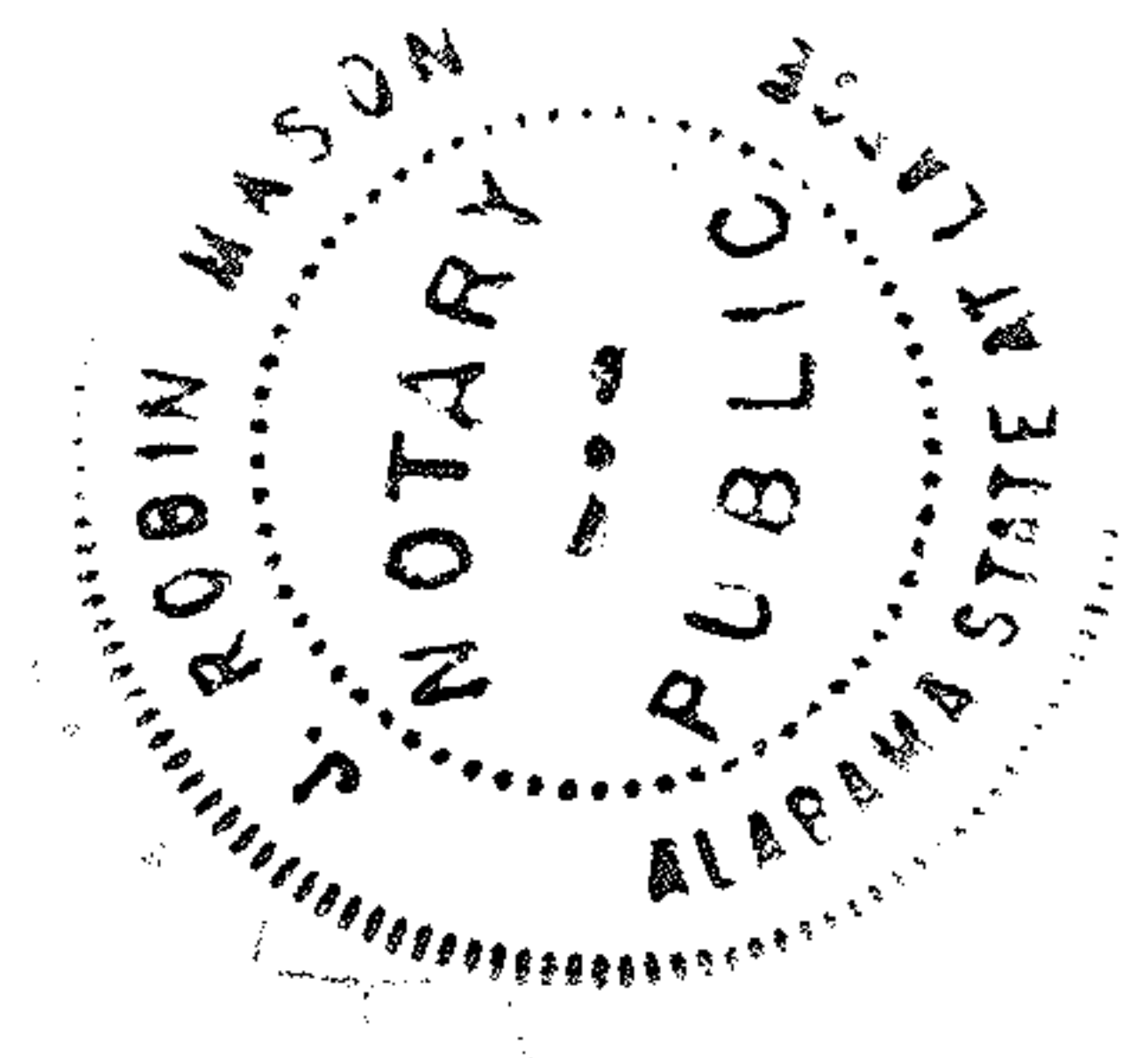

SANDRA R. HOLT

STATE OF ALABAMA)
COUNTY OF SHELBY)

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, and I do hereby certify that **SANDRA R. HOLT** whose name is signed to the foregoing conveyance, and who acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26 day of JANUARY, 2017


NOTARY PUBLIC
My Commission Expires: 03/21/2017



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sandra R. Holt
Mailing Address 1140 Portobello Road
Birmingham, AL 35242

Grantee's Name Sandra R. Holt, Trustee of the
Mailing Address Holt Revocable Trust Dtd 01/26/2017
1140 Portobello Road
Birmingham, AL 35242

Property Address 1140 Portobello Road
Birmingham, AL 35242

Date of Sale 01-26-2017

Total Purchase Price \$

or

Actual Value \$

20170221000061260 02/21/2017 02:31:58 PM QCDEED 4/4 or

Assessor's Market Value \$ 245,000.00

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 2-21-2017

Print Staci Holcom, Paralegal

Sign Staci Holcom
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/21/2017 02:31:58 PM
\$269.00 CHERRY
20170221000061260

James W. Fuhrmeister



Form RT-1