

After recording return to:)
)

Return to:
American Freedom Assurance, Inc
1205 Westlakes Dr, Ste 250
Berwyn, PA 19312

20170714000252240
07/14/2017 01:45:10 PM
QCDEED 1/4

The document prepared by)
Angelina M. Whittington, Esq.)
FL, AL, & MO Barred)
235 W. Brandon Blvd, #191)
Brandon, FL 33511 866-755-6300)

Space above this line for recorder's use only

STATE OF ALABAMA }

SHELBY COUNTY }

Tax ID: 03 9 29 0 991 005 000

Mail Tax Forms To:
Pamela G. Satterfield
124 Courtside Drive
Birmingham, AL 35242
17-69709

QUITCLAIM DEED

(WITHOUT SURVIVORSHIP)

(the purpose of this deed is to update vested party's name
Grantors and grantees are the same with the same proportionate interest)

KNOW ALL MEN BY THESE PRESENTS, I, PAMELA G. SATTERFIELD, formerly known as Pamela S. Hayes, *a divorced and not since remarried woman*, (hereinafter called **GRANTOR**) that for and in consideration of the sum of ten and 00/100 DOLLARS (\$ 10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to PAMELA G. SATTERFIELD, an unmarried woman, residing at 124 Courtside Drive, Birmingham, AL 35242, (hereinafter called **GRANTEE**) all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

UNIT 5 IN COURTSIDE AT BROOK HIGHLAND, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF COURTSIDE AT BROOK HIGHLAND, A CONDOMINIUM, WHICH IS RECORDED AS INSTRUMENT NUMBER 20020521000241450 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS AMENDED BY THE AMENDMENT THERETO RECORDED AS INSTRUMENT NUMBER 20020521000241460 IN SAID PROBATE OFFICE AND AS FURTHER AMENDED BY THE CORRECTIVE AMENDMENT RECORDED AS INSTRUMENT NUMBER 20020521000241470 IN SAID PROBATE OFFICE AND AS AMENDED BY THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF COURTSIDE AT BROOK HIGHLAND, A CONDOMINIUM, RECORDED AS INSTRUMENT NUMBER 20100319000081500 IN SAID PROBATE OFFICE AND AS REFLECTED IN THE PLAN OF COURTSIDE AT BROOK HIGHLAND WHICH IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF

CONDOMINIUM RECORDED AS INSTRUMENT NUMBER 20020521000241450, AND ALL AMENDMENTS THERETO, AND WHICH IS ALSO SEPARATELY RECORDED IN MAP BOOK 28, PAGE 103; MAP BOOK 37, PAGE 34; MAP BOOK 37, PAGE 78; MAP BOOK 37, PAGE 79 AND COURTSIDE PHASE II RECORDED IN MAP BOOK 39, PAGE 148, IN SAID PROBATE OFFICE.

Said conveyance is also made subject to:

1. 7.5 foot storm easement along side lot line as shown by recorded plat.
2. Declaration of Condominium of Courtside at Brook Highland, a Condominium, recorded as Instrument No. 2001-29968 and re-recorded as Instrument No. 20020521000241450 with an Amendment recorded as Instrument No. 200205100022392 and corrected as Instrument Number 20020521000241460 along with corrective Amendment recorded as Instrument No. 20020521000241470 and as amended by the Amendment thereto recorded as Instrument Number 20100319000081500 in said Probate Office (the "Courtside Declaration").
3. Rights of parties in land and all Common Elements as set forth in the Courtside Declaration.
4. Articles of Incorporation of Courtside at Brook Highland Association, Inc., recorded in Instrument No. 2001-29968.
5. By-Laws, rules, regulations, restrictions, covenants, and miscellaneous provisions of By-Laws of Courtside at Brook Highland Association, Inc. as recorded as Exhibit B to the Courtside Declaration in the Probate Office of Shelby County, Alabama (the "Courtside By-Laws").
6. Provisions and powers as set forth in the Articles of Incorporation of Courtside at Brook Highland Association, Inc. recorded in Instrument Number 2001-29968, in the Probate Office of Shelby County, Alabama (the "Courtside Articles").
7. Easement to Alabama Power Company recorded in Real 207, page 380; Real 220, Page 521; and Real 220, Page 532.
8. Reciprocal Easement Agreement between AmSouth Bank, N.A., as ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in Instrument dated April 14, 1987 and recorded in Real 125, Page 249.
9. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions as set out in Real 307, Page 950.
10. Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development, as set out in instrument recorded in Real 194, Page 54.
11. Drainage Agreement between AmSouth Bank, N.A., as ancillary trustee for NCNB National Bank of North Carolina, as Trustee of the Public Employees Retirement System OF Ohio and Eddleman and Associates, as set out in Instrument recorded in Real 125, Page 238.
12. Easement for sanitary sewer lines and water lines in favor of the Water Works and Sewer Board of the City of Birmingham as recorded in Real 194, Page 1.
13. Restrictive Agreement and Protective Covenants including restrictive use of property as set out in Instrument No. 1992-14567, Real 308, Page 1 and Real 220, Page 339.
14. Reciprocal Easement Agreement between AmSouth Bank, N.A., as ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Billy and Douglas Eddleman, as set out in Instrument dated august 9, 1988 and recorded in Real 199, Page 18.
15. Agreement concerning Electric Service to NCNB/Brook Highland and Alabama Power Company as recorded in Real 306, Page 119.
16. 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 of such rights as recorded in Deed Book 121, Page 294 and Deed Book 28, Page 581.

- 17. Easement Agreement recorded in Instrument No. 2002510000223870.
- 18. Restrictive Covenants as recorded in Real 81, Page 995.
- 19. Restrictions, limitations and conditions as recorded in Map Book 23, Page 91.
- 20. Release of damages as recorded in Instrument No. 1998-15836.

AND FURTHER SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO PAMELA S. HAYES BY STATUTORY WARRANTY DEED FROM COURTSIDE DEVELOPMENT, INC., AN ALABAMA CORPORATION, DATED MARCH 22, 2010 AND RECORDED MARCH 26, 2010 AS INSTRUMENT NO. 20100326000088910, IN THE OFFICE OF THE PROBATE COURT, SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 124 Courtside Drive, Birmingham, AL 35242
The legal description was obtained from a previously recorded instrument

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand this 10th day of July, 2017.

GRANTOR:

(signatures in black ink only)

PAMELA G. SATTERFIELD,
formerly known as Pamela S. Hayes

STATE OF ALABAMA }

COUNTY OF Jefferson }

I, Edmond Harris the undersigned, a Notary Public hereby certify that **PAMELA G. SATTERFIELD**, formerly known as Pamela S. Hayes, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of July, 2017

NOTARY PUBLIC

My Commission Expires: 7-6-2019

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

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

Grantor's Name Pamela Satterfield
Mailing Address 124 Courtside Dr
BHM, AL 35242

Grantee's Name Pamela G Satterfield
Mailing Address 124 Courtside Drive
Birmingham, AL
35242

Property Address 124 Courtside Drive
Birmingham
Alabama
35242

Date of Sale 7/10/17

Total Purchase Price \$

or Actual Value \$

Assessor's Market Value \$ 256,300.00

20170714000252240 07/14/2017 01:45:10 PM QCDEED 4/4

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
Sales Contract
Closing Statement
Appraisal
Other Real Quest Property Report

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 7/10/17

Print PAMELA G. SATTERFIELD

Sign Pamela G. Satterfield
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/14/2017 01:45:10 PM
\$25.00 CHERRY
20170714000252240

Signature