

Send tax notice to:
NANNETTE S. SHEAFFER
933 PORTOBELLO ROAD
BIRMINGHAM, AL, 35242

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

2017448

20170905000322740
09/05/2017 11:31:02 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Eight Thousand Nine Hundred and 00/100 Dollars (\$238,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MICHAEL C. ROGERS and KIMBERLY B. ROGERS, husband and wife whose mailing address is: 4695 Lakeridge Dr. Birmingham AL 35244 (hereinafter referred to as "Grantors") by NANNETTE S. SHEAFFER whose property address is: 933 PORTOBELLO ROAD, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 33, building 9, 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 20070508000215560, Second Amendment to Declaration of Condominium of Edenton as recorded in 20070522000237580 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, 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 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
3. Subject to any line right of ways including electric line, telephone line, cable lines, water and sewer line right of ways in use and existing in, on, or under the ground and all rights in relation thereto. Under and subject to the ultimate width of rights-of-way of any and all public highways, roads, or streets, and all public utility rights-of-way whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises conveyed or affecting same as a matter of record, which may be over and across said deed.
4. Set back lines, easements, notes, reservations, open spaces, conditions, widening strips, restrictions or other matters affecting said property as shown on the plat or map when a plat or map exists.
5. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
6. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines. as shown on recorded survey of Edenton, a Condominium, as recorded in Map Book 38, Page 77, and any future amendments thereto, in the Probate Office of Shelby County, Alabama.
7. 18. Minerals of whatsoever kind, subsurface and surfaces substances, including but not limited to coal, Ignite, oil, gas, uranium, clay, rock, sand and gravel in on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records or as set out in Real 41, Page 83 & Deed Book 176, Page 186.
8. Right of Way granted to Alabama 120; Real Book 105, Page 861 & Real Book 167, Page 335.
9. Easement Agreement as recorded in Instrument No. 20051024000550530 & Instrument No. 20061024000523450.
10. Restrictive Use Agreement between JRC Lakeside Limited Partnership & Cahaba Beach Investments, LLC as recorded in Instrument No. 20051024000550540 & Instrument No. 20061024000523460.
11. Easement for grading & slope maintenance recorded in Instrument No. 20060817000404390.
12. Easement to BeliSouth, as recorded in Instrument No. 20060920000466950 & Instrument No. 20070125000038780.
13. Easement to Alabama Power Company, as recorded in Instrument No. 20061212000601050; Instrument No. 20061212000601060; Instrument No. 20060828000422250; Instrument No. 20061212000601460;

- Instrument No. 20070517000230870; Instrument No. 20070517000231070 & Instrument No. 20100121000020230.
14. Declaration of Condominium of Edenton as recorded in Instrument No. 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20070508000215560, Second Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20070522000237580, Third Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20070606000263790, Fourth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20070606000297920, Fifth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20070817000390000, Sixth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No; 20070124000565780, Seventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080131000039690, Eighth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080411000148760, Ninth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080514000196360, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080814000326660, Eleventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20081223000473570, Twelfth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 2009010700000430, Thirteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090415000138180 and any amendments thereto.
 15. 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.
 16. Restrictions as set out in Real 54, Page 199; Instrument No. 2009-403 & Instrument No. 2007-18448.
 17. Assignment & Conveyance with Development Agreements & Restrictive Covenants by & between Cahaba Land Associates, LLC & Cahaba Beach Investments, LLC as recorded in Instrument No. 20051024000550520.
 18. Exclusive Access & Easement Agreement granted to Alexander Jones in I
 19. 30. Rights of others in & to the non-exclusive easement as set out in Easement Agreement in Instrument No. 20051024000550530 & Instrument No. 20061024000523450.
 20. Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damages with common use entails.
 21. Sanitary Sewer Easement granted to SWWC Utilities in Instrument No. 2009012600023560.

\$191,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 31st day of August, 2017.

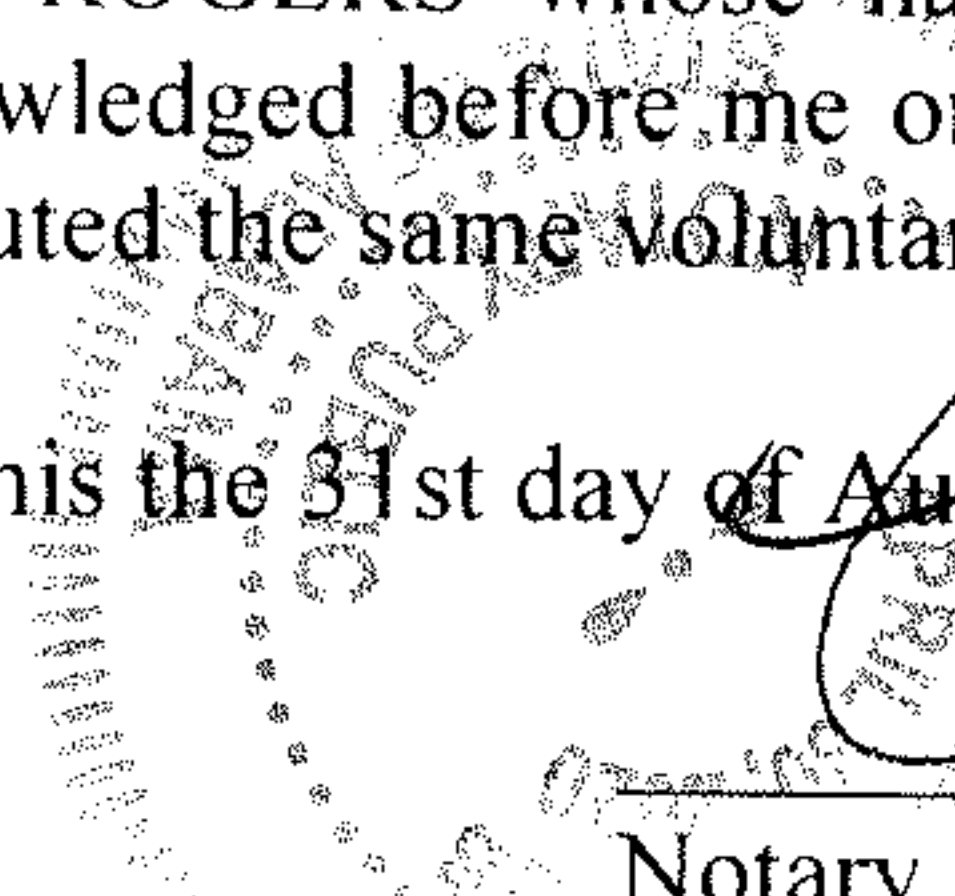
Michael C. Rogers
MICHAEL C. ROGERS

Kimberly B. Rogers
KIMBERLY B. ROGERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL C. ROGERS and KIMBERLY B. ROGERS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2017.



Notary Public
Print Name: *Charles H. Fuhrmeister*
Commission Expires:

8/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/05/2017 11:31:02 AM
\$66.00 CHERRY
20170905000322740

James W. Fuhrmeister