

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Robert Lawrence Barron
28129 Portobello Rd.
Birmingham, AL 35242

GENERAL WARRANTY DEED

20210503000217940
05/03/2021 10:17:10 AM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Ninety Thousand And No/100 Dollars (\$290,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Kathy Suddath, a single woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Robert Lawrence Barron (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Unit 129, in Building 28, 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, 1st 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, 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, 9th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, 10th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, 11th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20081223000473570, 12th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030; 13th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180; 14th 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 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 current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30 day of April, 2021.

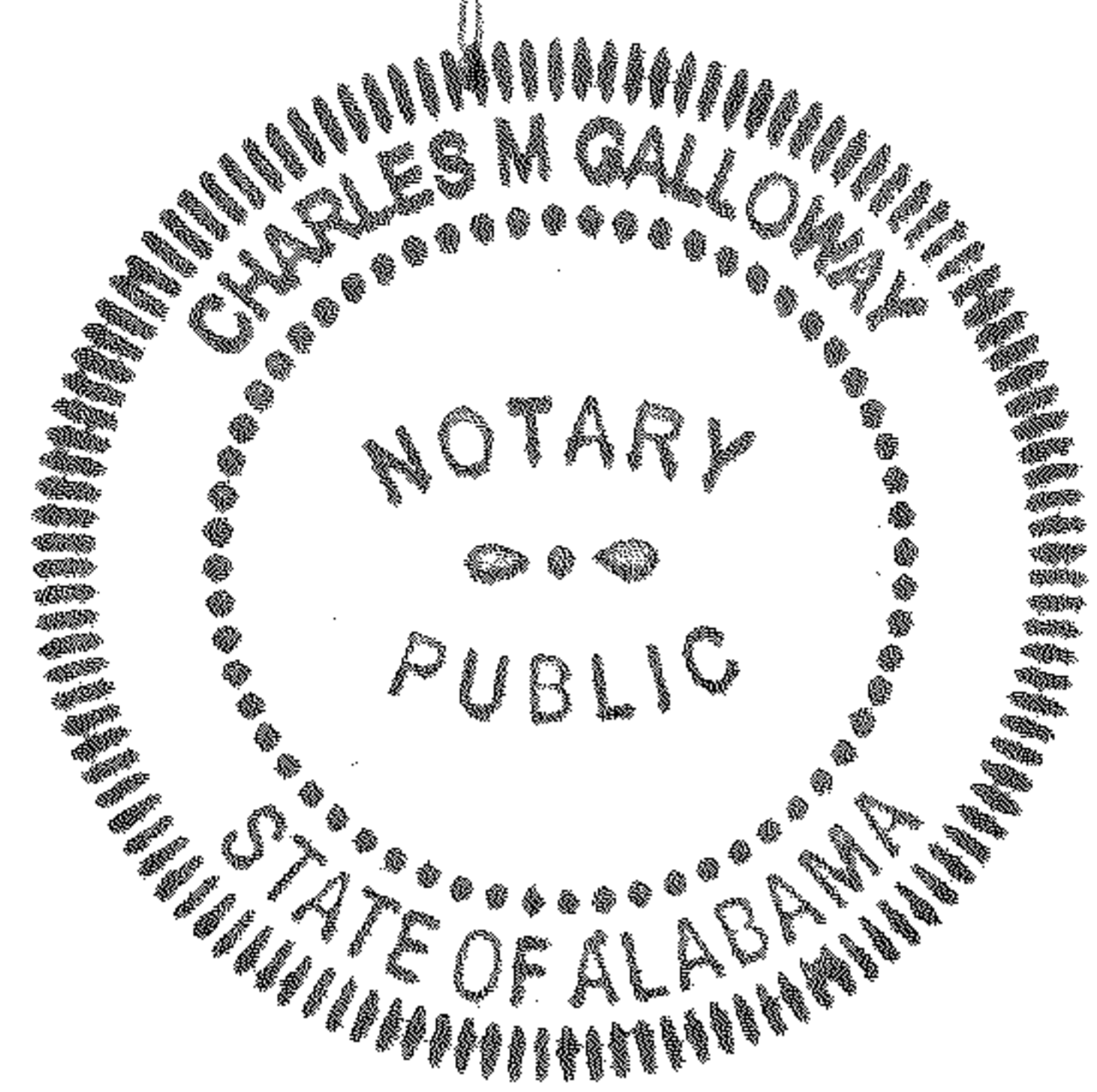
Kathy Suddath
Kathy Suddath

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal on this 30 day of April, 2021.

[Signature]
Notary Public
My commission expires: 02-2022



Real Estate Sales Validation Form

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

Grantor's Name Kathy Suddath

Grantee's Name Robert Lawrence Barron

Mailing Address P.O. Box 269
Vincent, AL 35178

Mailing Address 1010 Brookshire Lane, SE
Decatur, AL 35601

Property Address 28129 Portobello Rd.
Birmingham, AL 35242

Date of Sale April 30, 2021

Total Purchase Price \$290,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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 - Kathy Suddath, P.O. Box 269, Vincent, AL 35178.

Grantee's name and mailing address - Robert Lawrence Barron, 1010 Brookshire Lane, SE, Decatur, AL 35601.

Property address - 28129 Portobello Rd., Birmingham, AL 35242

Date of Sale - April 30, 2021.

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.

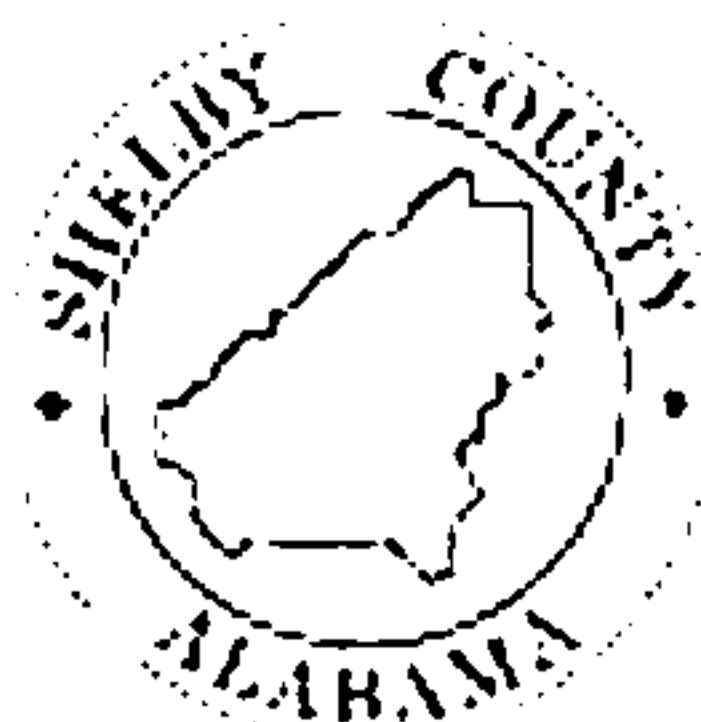
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes with be used and the taxpayer will be 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: April 30, 2021

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2021 10:17:10 AM
\$318.00 CHERRY
20210503000217940

Alicia S. Bayl