


This instrument prepared by:
John H. Henson
4647-E Highway 280
Riverhills Shopping Center
Birmingham, AL 35242

SEND TAX NOTICE TO:
Joseph Mark Peirce
Krista Ray Peirce
2292 Portobello Rd.
Birmingham, Alabama 35242


20100121000021440 1/2 \$252.00
Shelby Cnty Judge of Probate, AL
01/21/2010 03:00:30 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Two Hundred Thirty Eight Thousand dollars and Zero cents (\$238,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, we, **Larry House and Cindy House, husband and wife**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Joseph Mark Peirce and Krista Ray Peirce as joint tenants with rights of survivorship** (hereinafter Grantees), all of our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **11th day of January, 2010**.



Larry House



Cindy House

STATE OF ALABAMA)
JEFFERSON COUNTY)

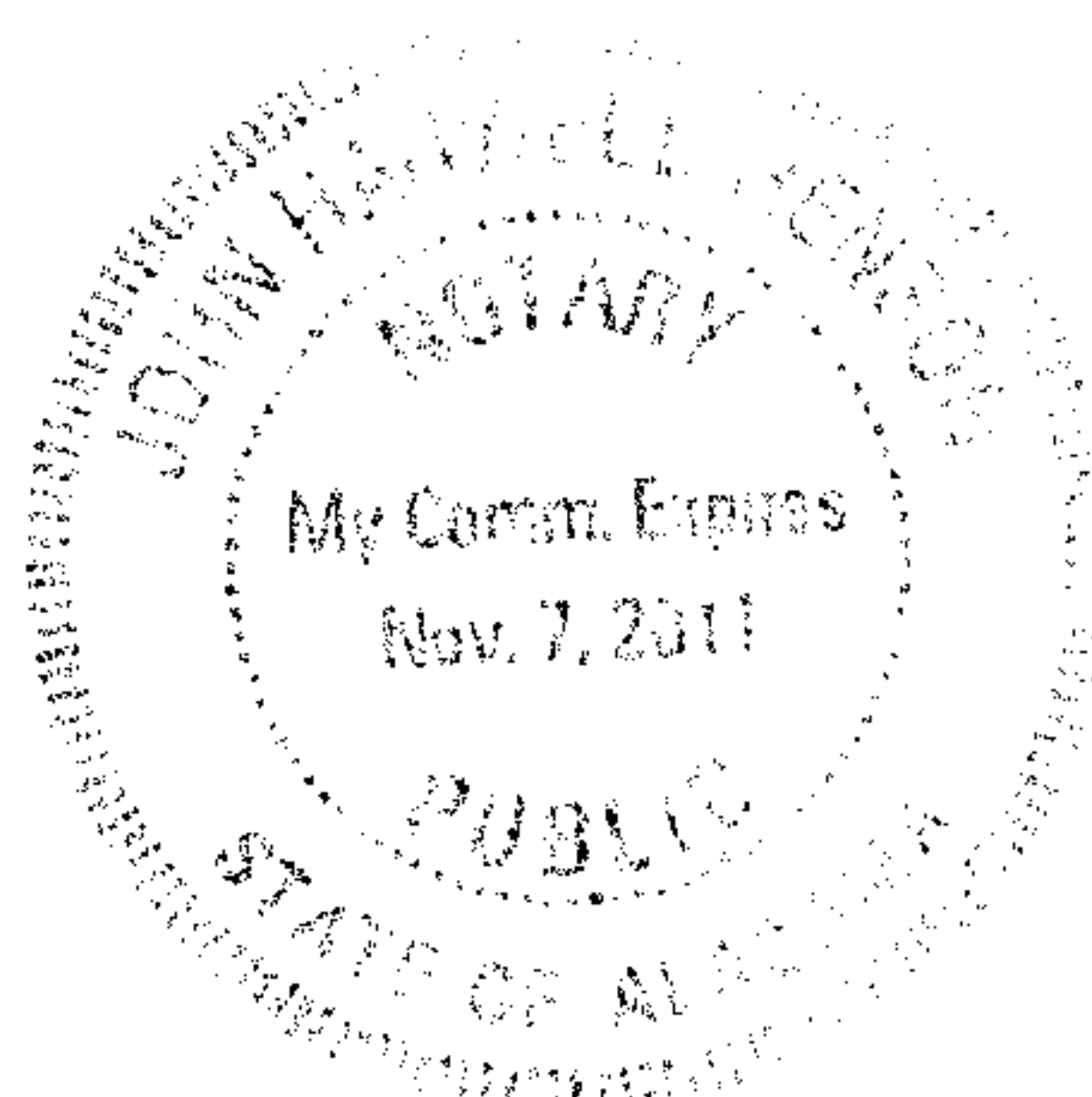
Shelby County, AL 01/21/2010
State of Alabama
Deed Tax : \$238.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Larry House and Cindy House** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **11th day of January, 2010**.



Notary Public
Commission Expires:



FILE NO: 293216

EXHIBIT "A"



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Unit 92, Building 22, in Edenton, A Condominium, as established by that certain Declaration of Condominium of Edenton, a Condominium, which is recorded in Instrument #20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Edenton, as recorded in Instrument #20070508000215560, Second Amendment to the Declaration of Condominium of Edenton, as recorded in Instrument #20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in Instrument #20070606000263790, and the Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument #20070626000297920, Fifth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument #20070817000390000, Sixth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument #20071214000565780, Seventh Amendment to the Declaration of Condominium of Edenton, as recorded in Instrument #20080131000039690, Eighth 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, and any further 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, First Amended Condominium Plat of Edenton, a Condominium, as recorded in Map Book 39, Page 4, and the Second Amended Condominium Plat of Edenton, a Condominium, as recorded in Map Book 39, Page 79, Third Amended Condominium Plat of Edenton, a Condominium, as recorded in Map Book 39, Page 137, and any further 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.