

This instrument prepared by:

Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:

Ernie Kutulas
Carolyn A. Kutulas
2293 Portobello Rd.
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20100914000300430 1/2 \$66.00
Shelby Cnty Judge of Probate, AL
09/14/2010 03:14:38 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Two Hundred Fifty Thousand dollars and Zero cents (\$250,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Renee S. Cornelius, formerly known as Renee S. Delong, and husband, Allen R. Cornelius** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Ernie Kutulas and Carolyn A. Kutulas as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Unit 93, Building 22, 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, 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,

Fourth 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, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton a Condominium, in Map Book 38, Page 77, and 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 39, Page 79, 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 right 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.

\$200,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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.

FILE NO: 20101877

Shelby County, AL 09/14/2010

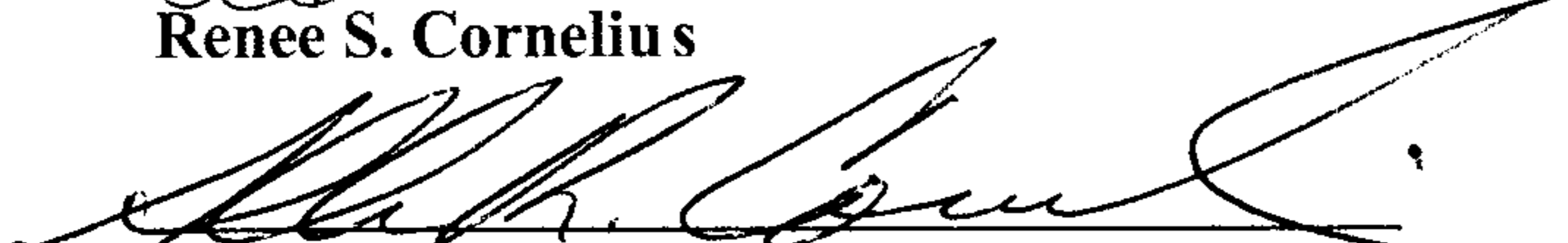
State of Alabama

Deed Tax : \$50.00

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.

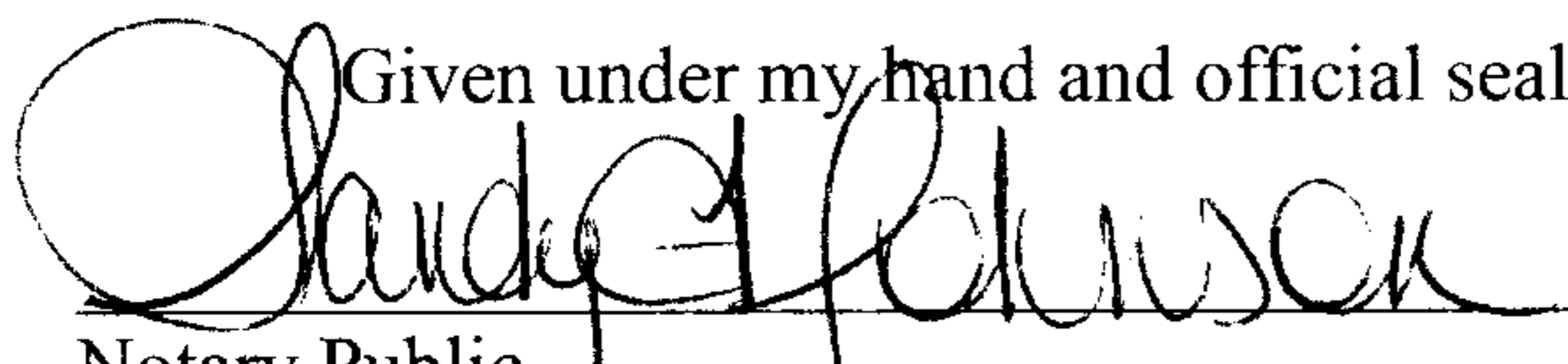
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **31st day of August, 2010**.

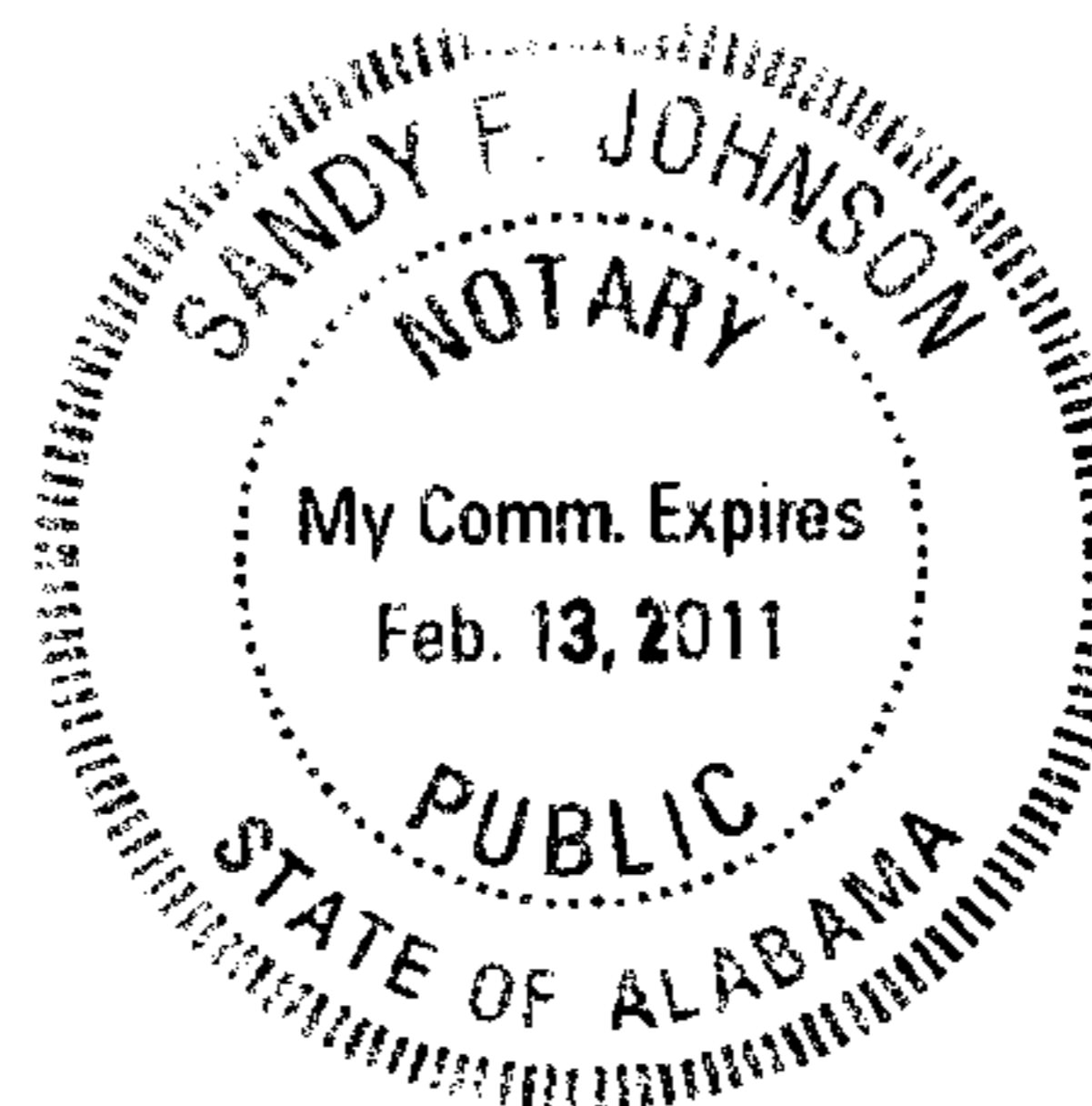

Renee S. Cornelius


Allen R. Cornelius

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Renee S. Cornelius and Allen R. Cornelius** 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 **31st day of August, 2010**.
Notary Public
Commission Expires:



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