

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

RICHARD J. EULER  
2290 PORTOBELLO ROAD  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED**



20110422000123160 1/2 \$220.00  
Shelby Cnty Judge of Probate, AL  
04/22/2011 08:52:44 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, WILLIAM B. FIELDS AND JANNA R. FIELDS, husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto RICHARD J. EULER AND SANDRA C. EULER (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

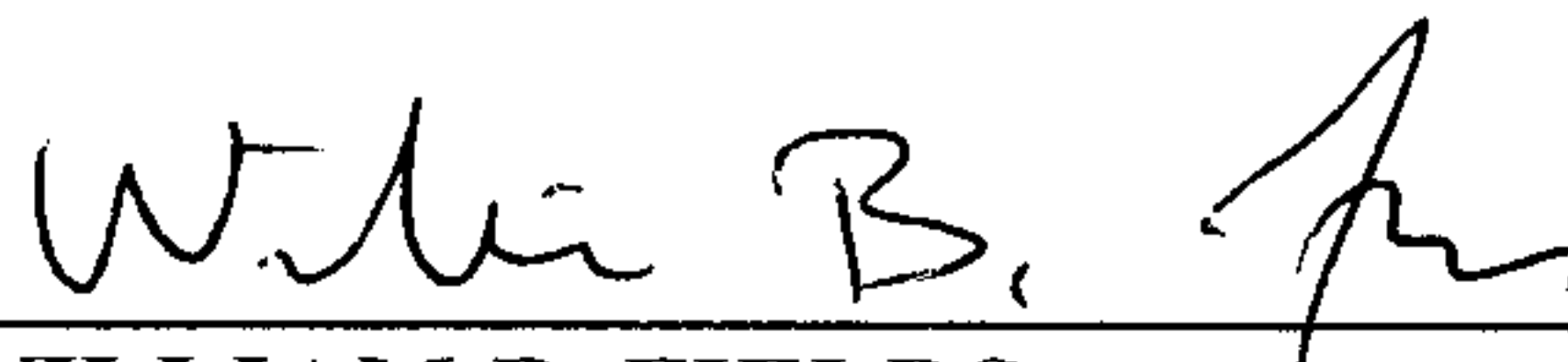

SEE EXHIBIT A

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 right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors have hereunto their hands and seals, this 1<sup>ST</sup> day of MARCH, 2011.

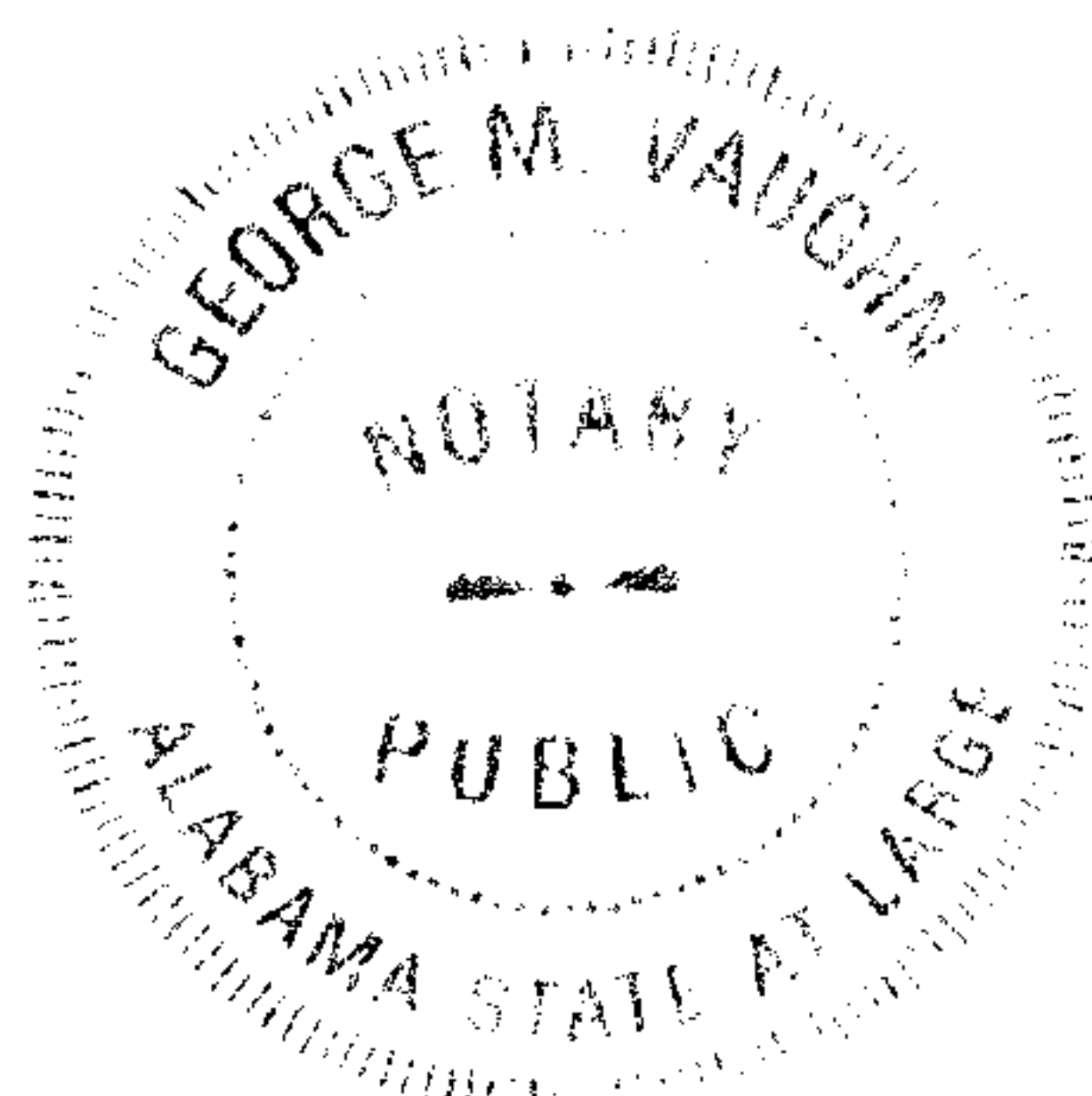
  
\_\_\_\_\_  
WILLIAM B. FIELDS  
  
\_\_\_\_\_  
JANNA R. FIELDS

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, WILLIAM B. FIELDS AND JANNA R. FIELDS, 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 this 1<sup>ST</sup> day of MARCH, 2011.




  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9.27.2017



## EXHIBIT A

Unit 90, 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 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 recorded in Instrument # 2008031000039890; Eighth Amendment recorded in Instrument # 20080411000148760; Ninth Amendment recorded in Instrument # 20080514000196360; Tenth Amendment recorded in Instrument # 20080814000326660; Eleventh Amendment recorded in Instrument # 20081223000473570; Twelfth Amendment recorded in Instrument # 20090107000004030; Thirteenth Amendment recorded in Instrument # 20090415000138180; and further amended by Fourteenth Amendment recorded in Instrument # 20090722000282160, 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 First Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, 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, Fourth 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.

  
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Deed Tax:\$205.00