

Send tax notice to:

JOHN A. COOPER, JR.  
1243 PORTOBELLO ROAD  
BIRMINGHAM, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2011440

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) in hand paid to the undersigned, SHEILA B. CADDELL AND JEFFREY LEON CADDELL, Wife and Husband (hereinafter referred to as "Grantors") by JOHN A. COOPER, JR. (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A – LEGAL DESCRIPTION

**SHEILA B. CRISS, THE GRANTEE IN DEED RECORDED IN INSTRUMENT NO. 20071205000550610 IS ONE AND THE SAME PERSON AS SHEILA B. CADDELL.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
7. ANYTHING TO THE CONTRARY NOTWITHSTANDING, DOES NOT ATTEMPT TO SET OUT ANY OWNERSHIP INTEREST IN ANY OIL, GAS AND MINERALS OR ANY RIGHTS IN CONNECTION THEREWITH, AND SAID OIL, GAS AND MINERALS INTERESTS AND ALL RIGHTS OF ENTRY, INCLUDING THE RIGHT TO MINE OR EXTRACT SUCH OIL, GAS AND MINERAL INTERESTS.
8. EASEMENT AND BUILDING LINES AS SHOWN ON RECORDED MAP.
9. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN DEED BOOK 126, PAGE 187; DEED BOOK 185, PAGE 120; REAL 105, PAGE 861 AND REAL 167, PAGE 335.
10. ROADWAY EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #20051024000550530 AND INSTRUMENT #20061024000523450.



11. RESTRICTIVE USE AGREEMENT RECORDED IN INSTRUMENT #20051024000550540 AND INSTRUMENT #20061024000523460.
12. EASEMENT FOR GRADING AND SLOPE MAINTENANCE.
13. EASEMENT TO BELLSOUTH .
14. EASEMENT TO ALABAMA POWER COMPANY.
15. DECLARATION OF CONDOMINOIUM OF EDENTON.
16. ARTICLES OF INCORPORATION OF EDENTON RESIDENTIAL OWNERS ASSOCIATION, INC.
17. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS.
18. SUBJECT TO COBENANTS, CONDITIONS AND RESTRICTIONS.
19. ASSIGNMENT AND CONVEYANCE WITH DEVELOPMENT AGREEMENTS AND RESTRICTIVE COVENANTS BY AND BETWEEN CAHABA LAND ASSOCIATES LLC AND CAHABA BEACH INVESTMENTS LLC.
20. RIGHT OF OTHERS IN AND TO THE NON-EXCLUSIVE EASEMENT.
21. EASEMENT TO SWWC UTILITIES, INC.

\$172,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7th day of November, 2011.

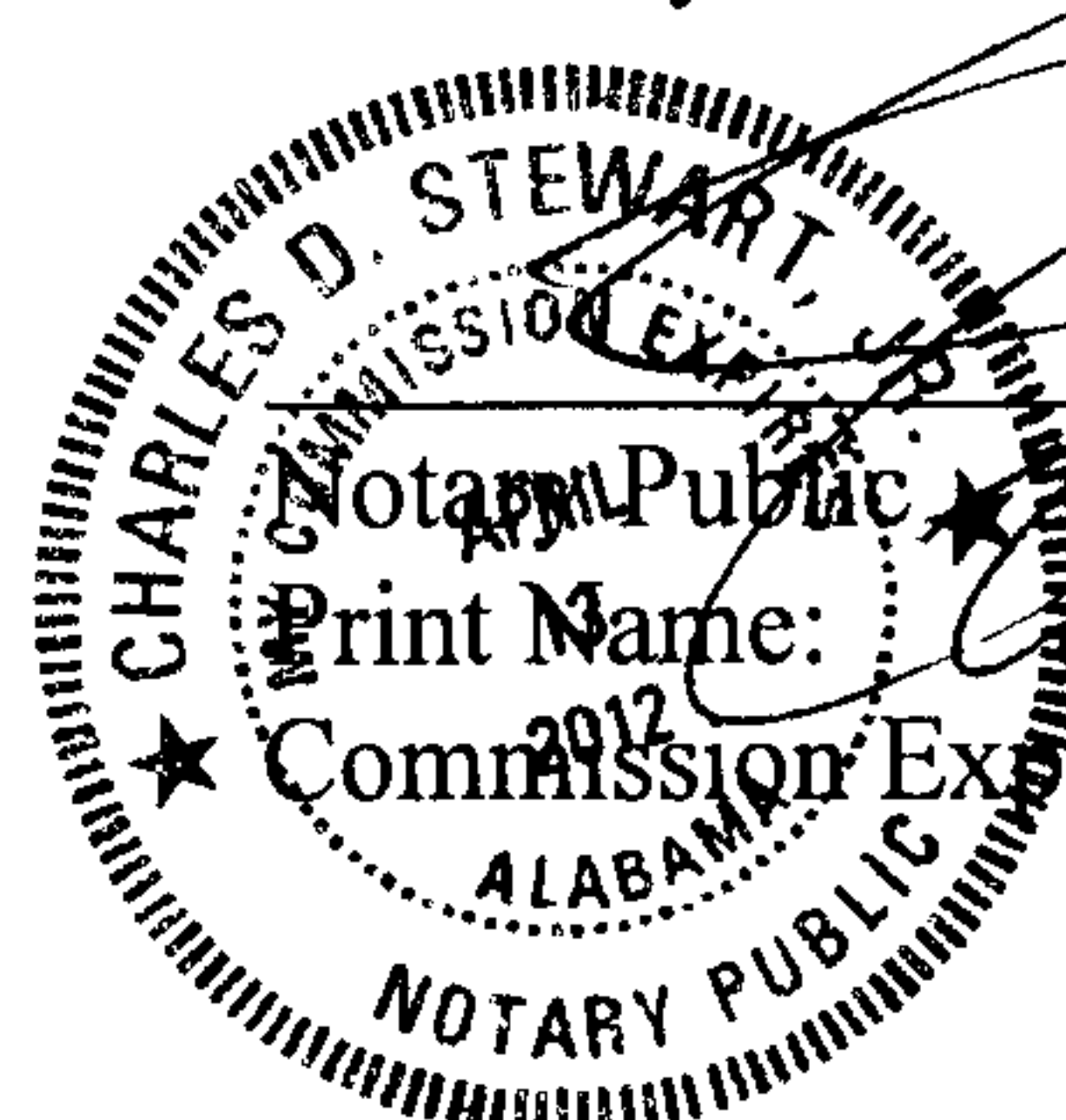
  
SHEILA B. CADDELL

  
by and through his attorney in fact, Sheila B. CaddeLL  
JEFFREY LEON CADDELL

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHEILA B. CADDELL, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of November, 2011.

  
Charles D. Stewart  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 2012  
4173-12

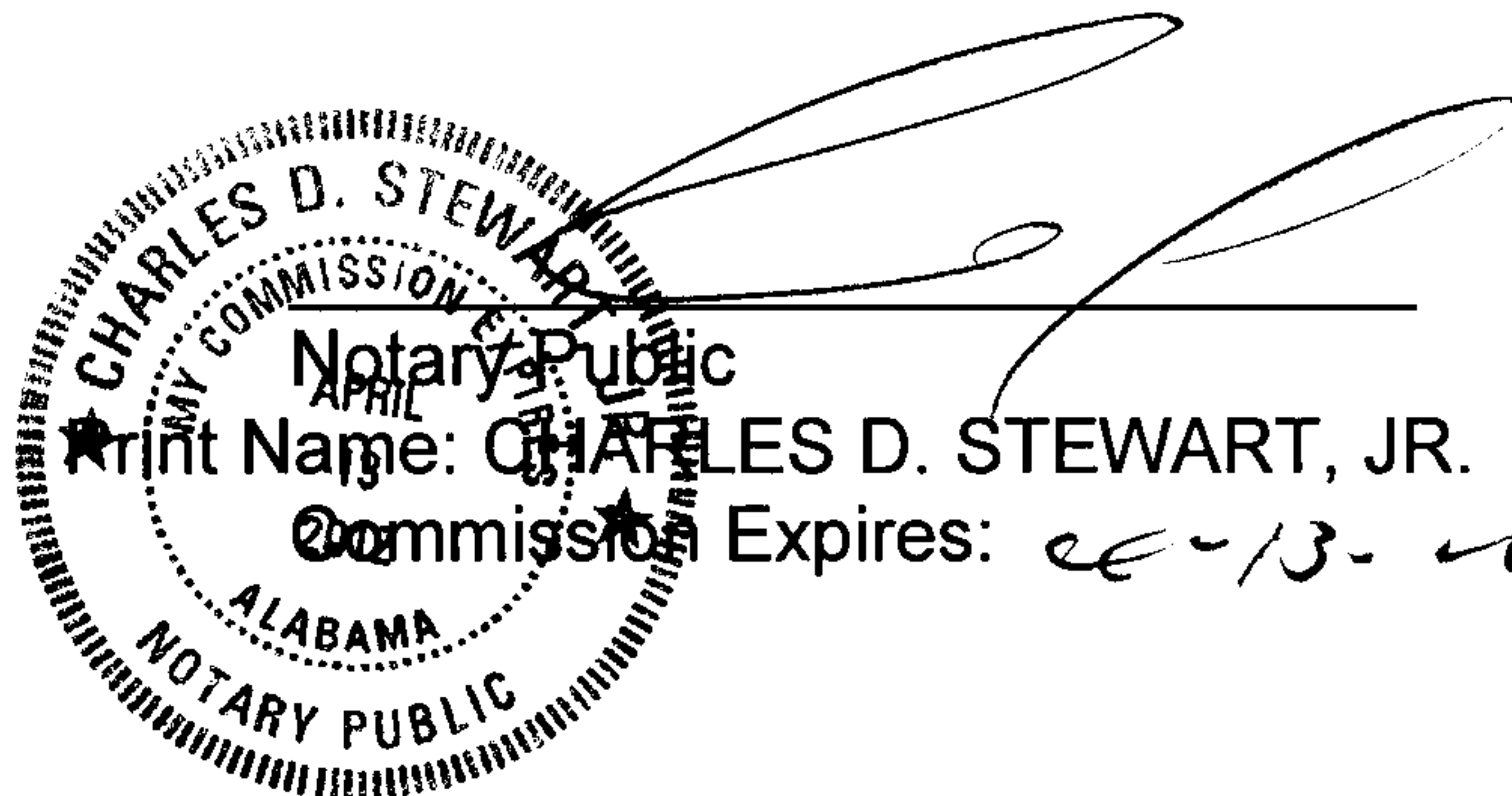
STATE OF ALABAMA  
COUNTY OF SHELBY

20111206000367200 3/4 \$78.50  
Shelby Cnty Judge of Probate, AL  
12/06/2011 10:56:48 AM FILED/CERT

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that SHEILA B. CADDELL, whose name as Agent and Attorney in fact for JEFFREY LEON CADDELL, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for JEFFREY LEON CADDELL on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of November, 2011.

[NOTARIAL SEAL]







20111206000367200 4/4 \$78.50  
Shelby Cnty Judge of Probate, AL  
12/06/2011 10:56:48 AM FILED/CERT

**EXHIBIT "A"**

Unit 43, Building 12, 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 Declaration of Condominium of Edenton as recorded in Instrument # 20070522000237580, Third Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070606000263790, Fourth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070626000297920, Fifth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070817000390000, Sixth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20071214000565780, Seventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080131000039890, Eighth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080411000148760, Ninth Amendment to the 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. 20090107000004030, Thirteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090415000138180 and Fourteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 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, and the 2nd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 79, and the 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137 and the 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.