

Send tax notice to:

LAUREN Y. WATKINS
1771 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

2012299

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Two Thousand Nine Hundred and 00/100 Dollars (\$232,900.00) in hand paid to the undersigned, REGINA R. SANDLIN, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by LAUREN Y. WATKINS (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:

Unit 71, Building 17A, 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, 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, and the 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, Ninth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, Tenth Amendment to Declaration of Commission of Edenton as recorded in Instrument 20080814000326660, Eleventh Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20081222000184480, Twelfth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030, Thirteenth Amendment to Declaration of Code of Edenton as recorded in Instrument 20090415000138180, Fourteenth 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:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF EDENTON CONDOMINIUM RECORDED IN MAP BOOK 40, PAGE 54, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 126, PAGE 187, DEED BOOK 185, PAGE 120, AND REAL 105, PAGE 861 AND REAL 167 PAGE 335.
4. ROADWAY EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #200610270000550530.
5. RESTRICTIVE USE AGREEMENT AS RECORDED IN INSTRUMENT #2005103400055050, AND IN INSTRUMENT #20061024000543460.
6. EASEMENT FOR GRADING AND SLOPE MAINTENCE AS RECORDED IN INSTRUMENT #20060817000404390.
7. EASEMENT TO BELL SOUTH AS RECORDED IN INSTRUMENT #20060920000466950 AND IN INSTRUMENT #200701250000387680.
8. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20061212000601050, INSTRUMENT #20061212000601060, INSTRUMENT #20060828000422250, INSTRUMENT #20061212000601460, INSTRUMENT #20070517000230870 AND IN INSTRUMENT #20070517000231070.
9. DECLARATION OF CONDOMINIUM OF EDENTON, A CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT #20070420000184480, AND AMENDMENTS THERETO.
10. ARTICLES OF INCORPORATION OF EDENTON RESIDENTIAL OWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT #20070425000639250.
11. ANY PRIOR RESERVATION OF CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY AS RECORDED IN REAL 41, PAGE 63 AND IN DEED BOOK 176, PAGE 186.
12. RESTRICTIONS AS RECORDED IN REAL 54, PAGE 199.
13. ASSIGNMENT AND CONVEYANCE WITH DEVELOPMENT AGREEMENTS AND RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT #20051024000550520.
14. EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #20051024000550530.
15. EXCLUSIVE ACCESS AND EASEMENT AGREEMENT GRANTED TO ALEXANDER JONES AS RECORDED IN INSTRUMENT #20080616000243110.
16. SANITARY SEWER EASEMENT GRANTED TO SWWC UTILITIES AS RECORDED IN INSTRUMENT #20090128000023580.

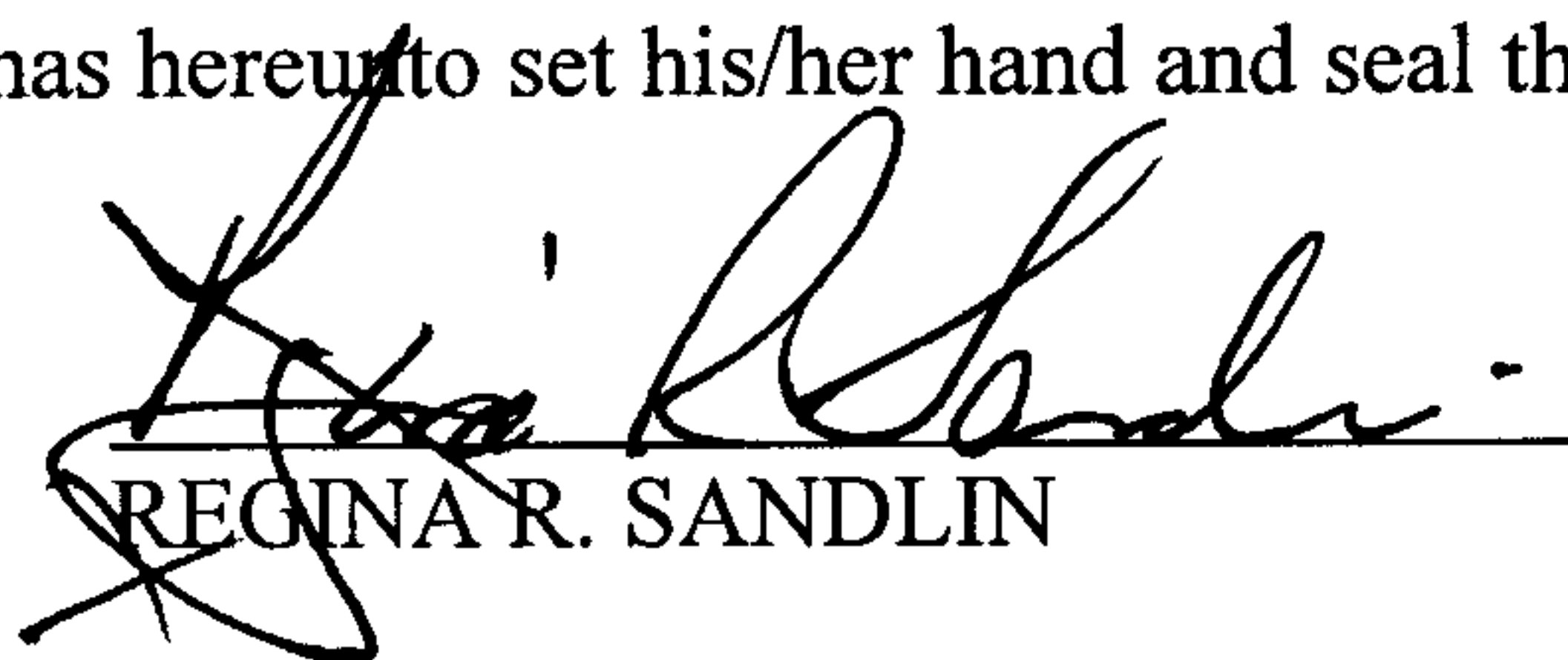
\$186,320.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.



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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of June, 2012.


REGINA R. SANDLIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REGINA R. SANDLIN, 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.

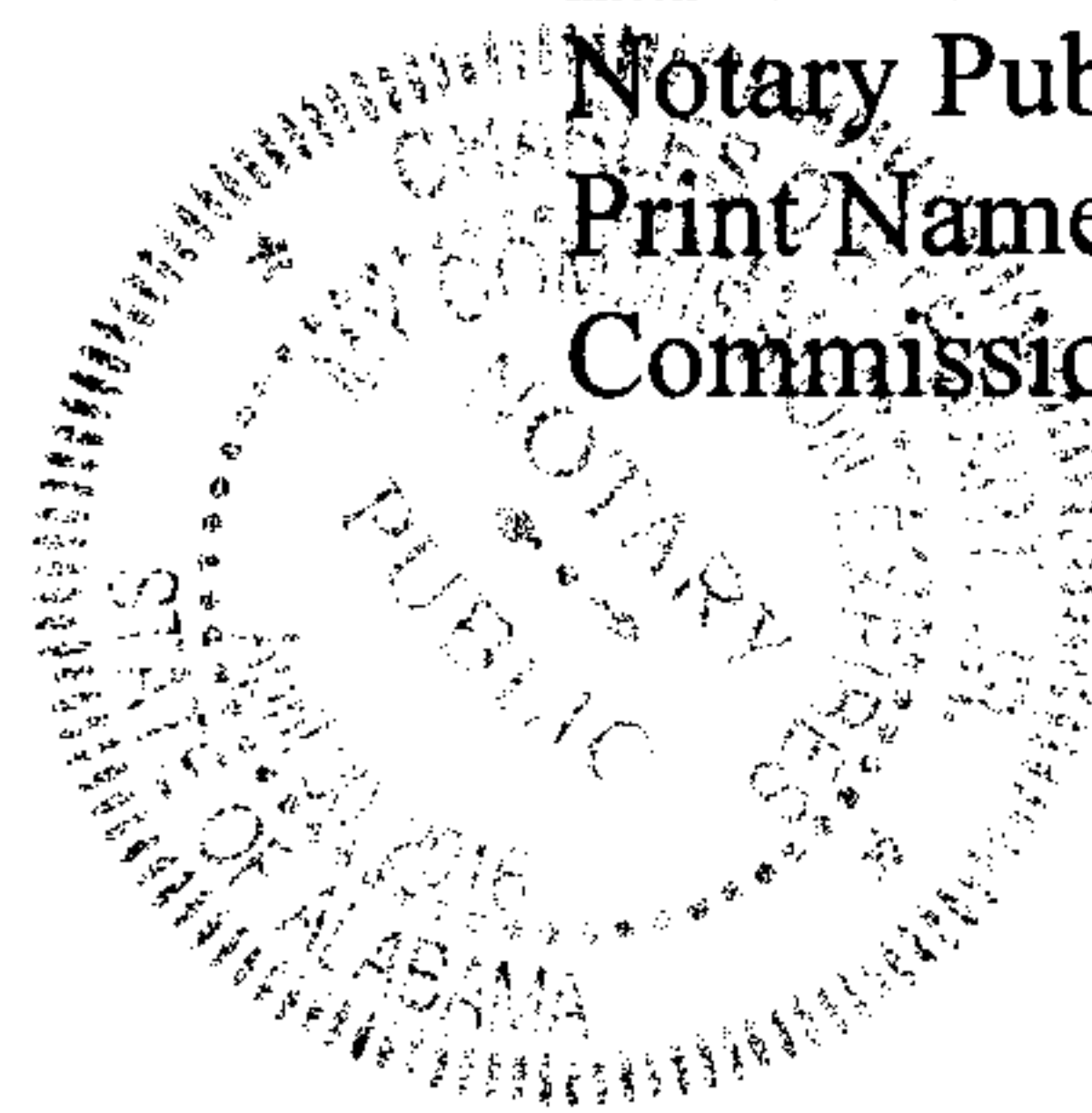
Given under my hand and official seal this the 29th day of June, 2012.


Notary Public

Print Name:

Commission Expires:

4-30-16



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Shelby Cnty Judge of Probate, AL
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