

Reli Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

Send tax notice to:
Steven Christopher Daniel
23103 Portobello Road
Birmingham, AL 35242
BHM1300256
STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

WARRANTY DEED


20130429000173600 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
04/29/2013 01:31:00 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Nine Thousand and 00/100 Dollars (\$259,000.00) in hand paid to the undersigned, **Thomas P. Torgerson and Staci M. Torgerson, Husband and Wife** (hereinafter referred to as "Grantors"), by **Steven Christopher Daniel** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 103, Building 23, 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 as recorded in Instrument No.200712140005657801, Seventh Amendment to the Declaration of Condominium as recorded in Instrument No.20080131000039690, Eighth Amendment to the Declaration of Condominium as recorded in Instrument No.20080411000148760, Ninth Amendment to the Declaration of Condominium as recorded in Instrument No.20080514000196360, Tenth Amendment to the Declaration of Condominium as recorded in Instrument No.20080814000326660, Eleventh Amendment to the Declaration of Condominium as recorded in Instrument No.20081223000473570, Twelfth Amendment to the Declaration of Condominium as recorded in Instrument No.20091070000004030, Thirteenth Amendment to the Declaration of Condominium as recorded in Instrument No.20090415000138180, Fourteenth Amendment to the Declaration of Condominium as recorded in Instrument No.200907220002821460, 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 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 ad 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.

Shelby County, AL 04/29/2013
State of Alabama
Deed Tax: \$13.00

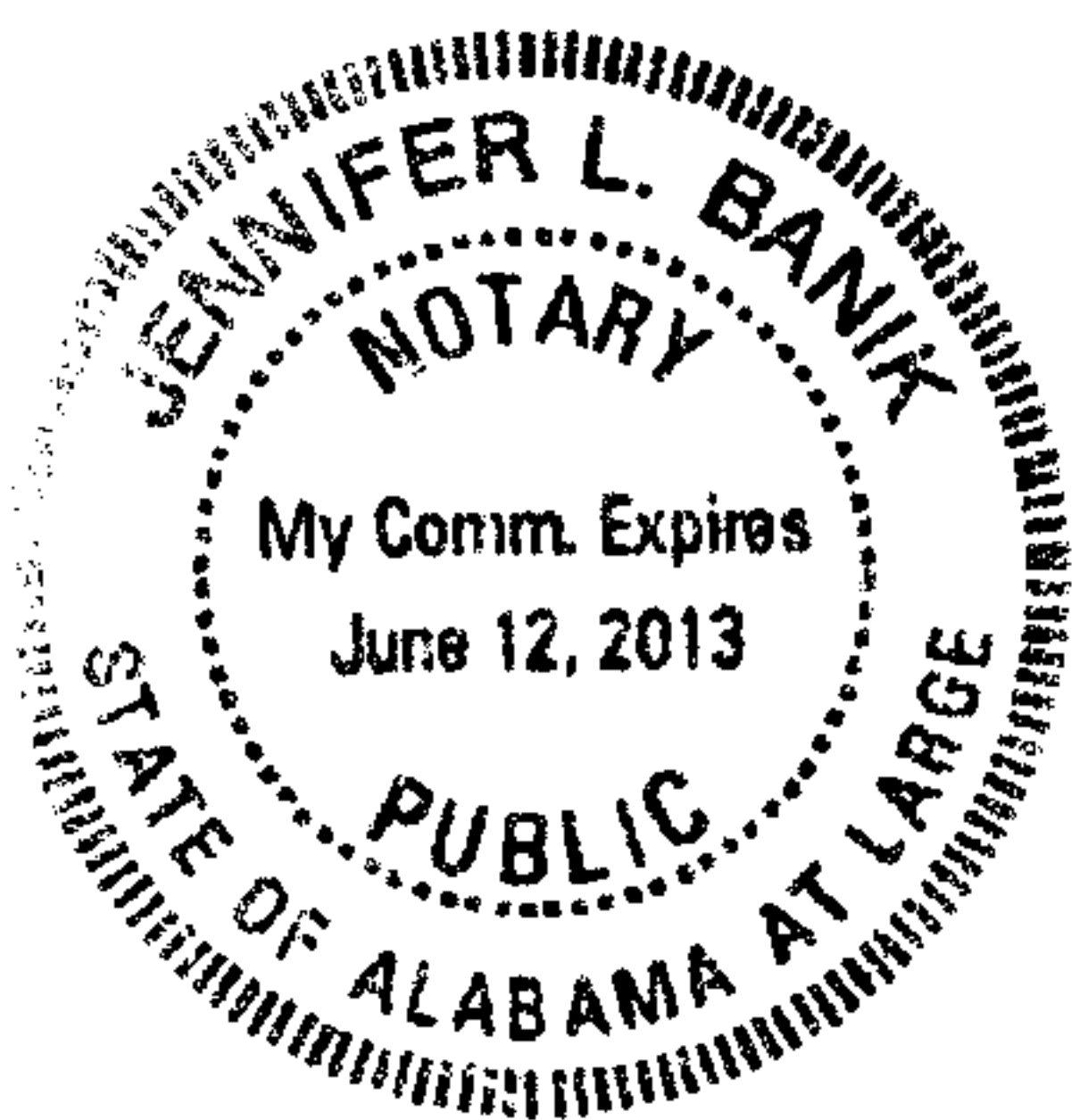
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

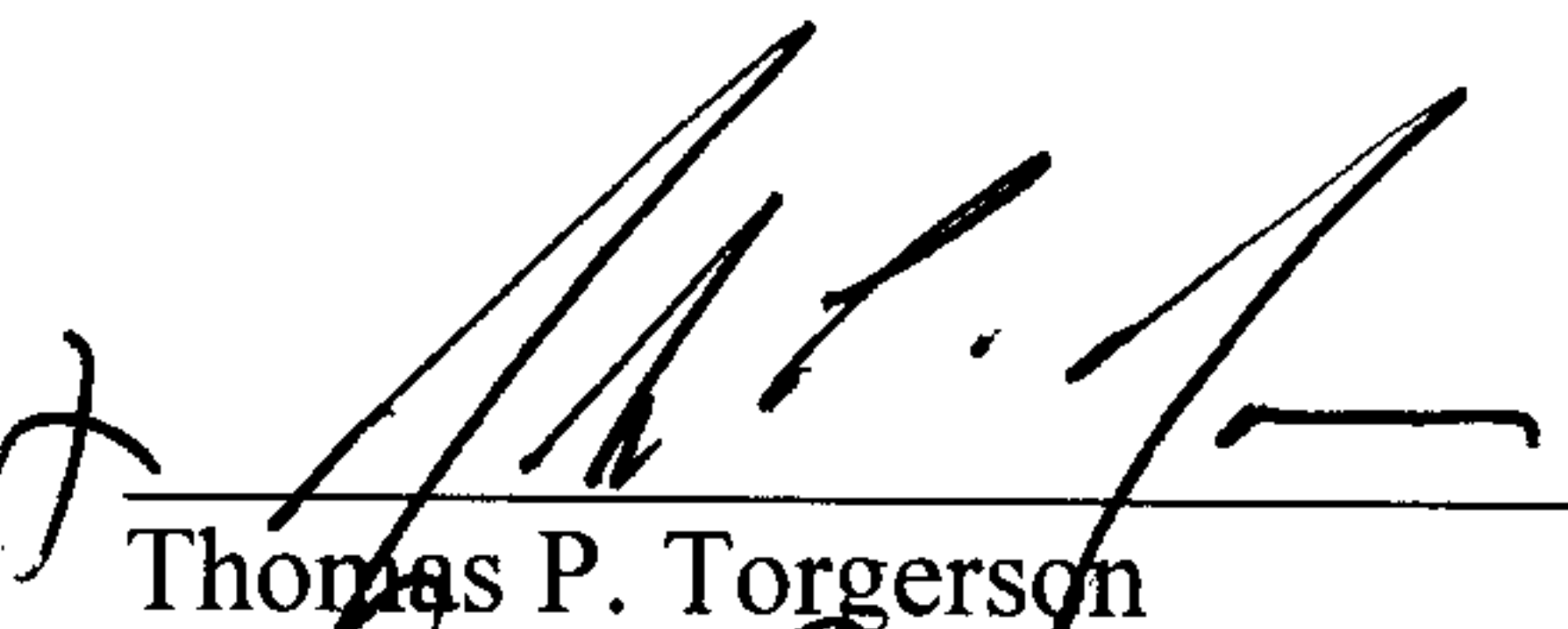
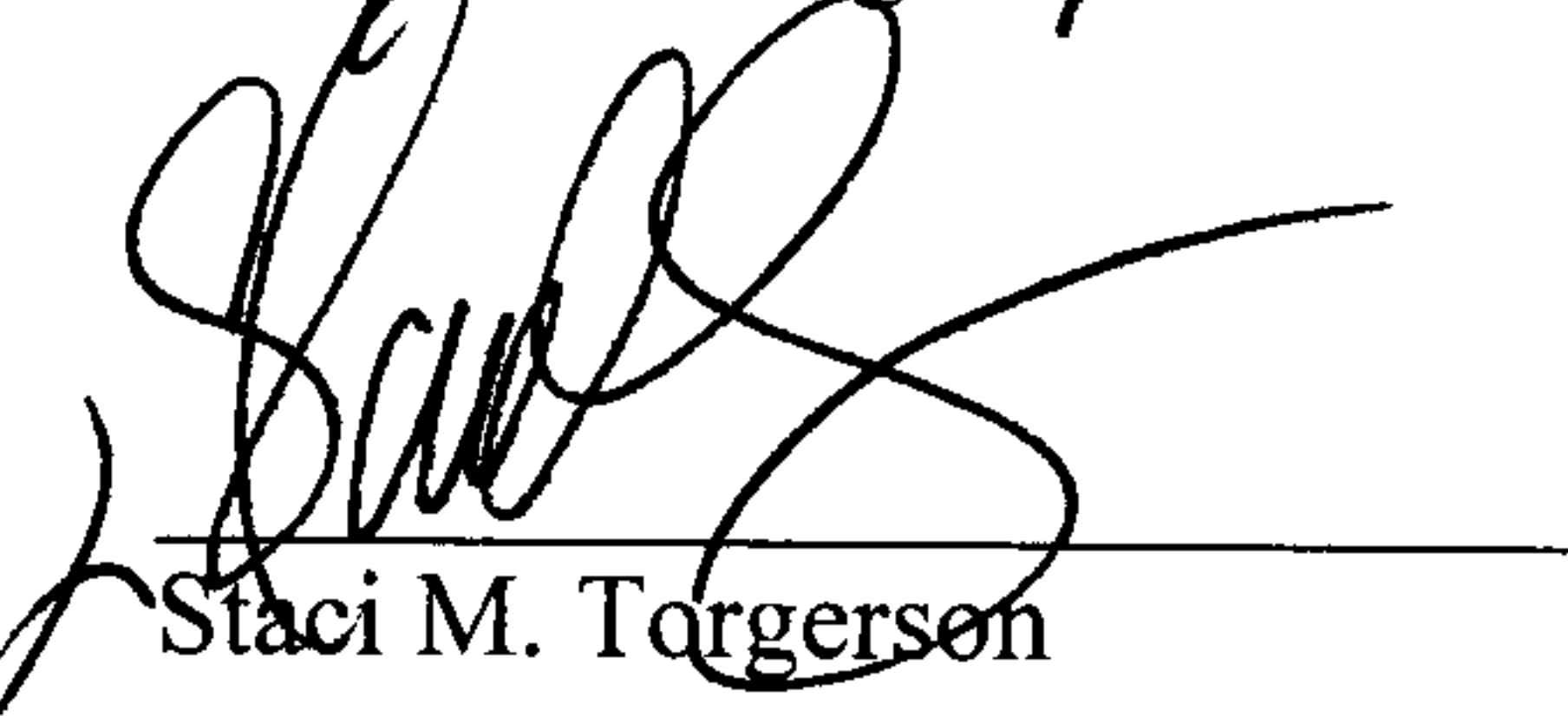
\$246,050.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this,
the 26 day of April, 2013




Thomas P. Torgerson

Staci M. Torgerson

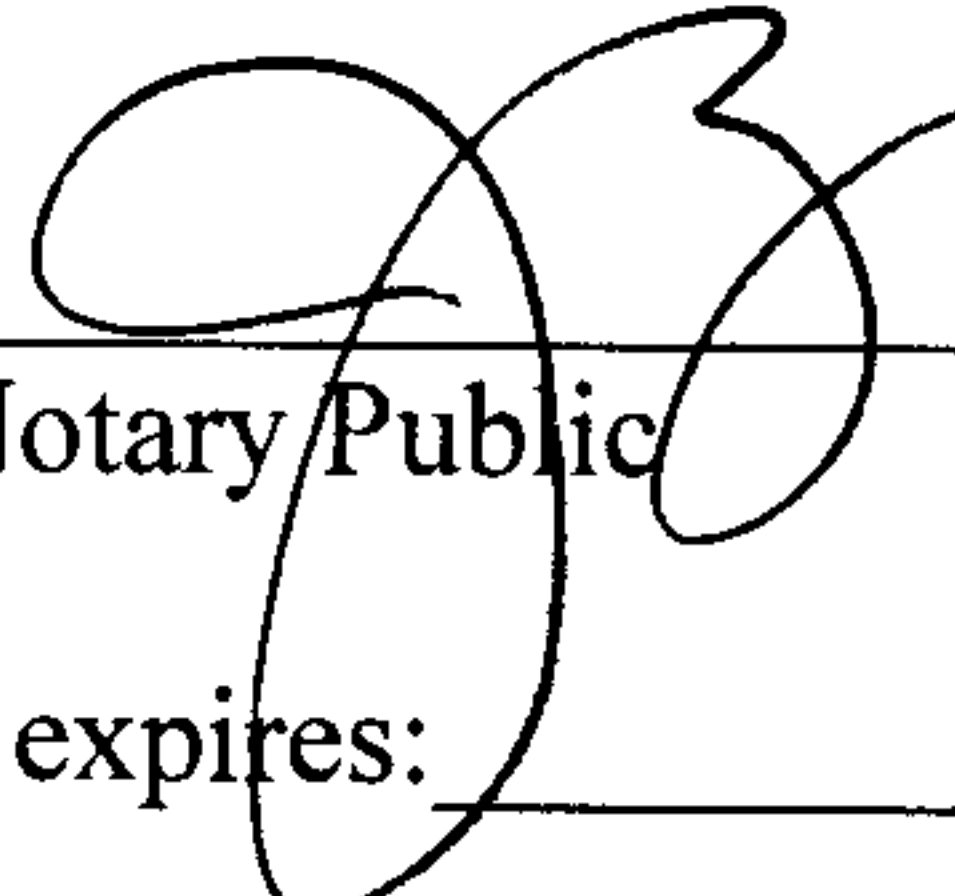

20130429000173600 2/4 \$34.00
Shelby Cnty Judge of Probate, AL
04/29/2013 01:31:00 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas P. Torgerson and Staci M. Torgerson, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 24 day of April, 2013

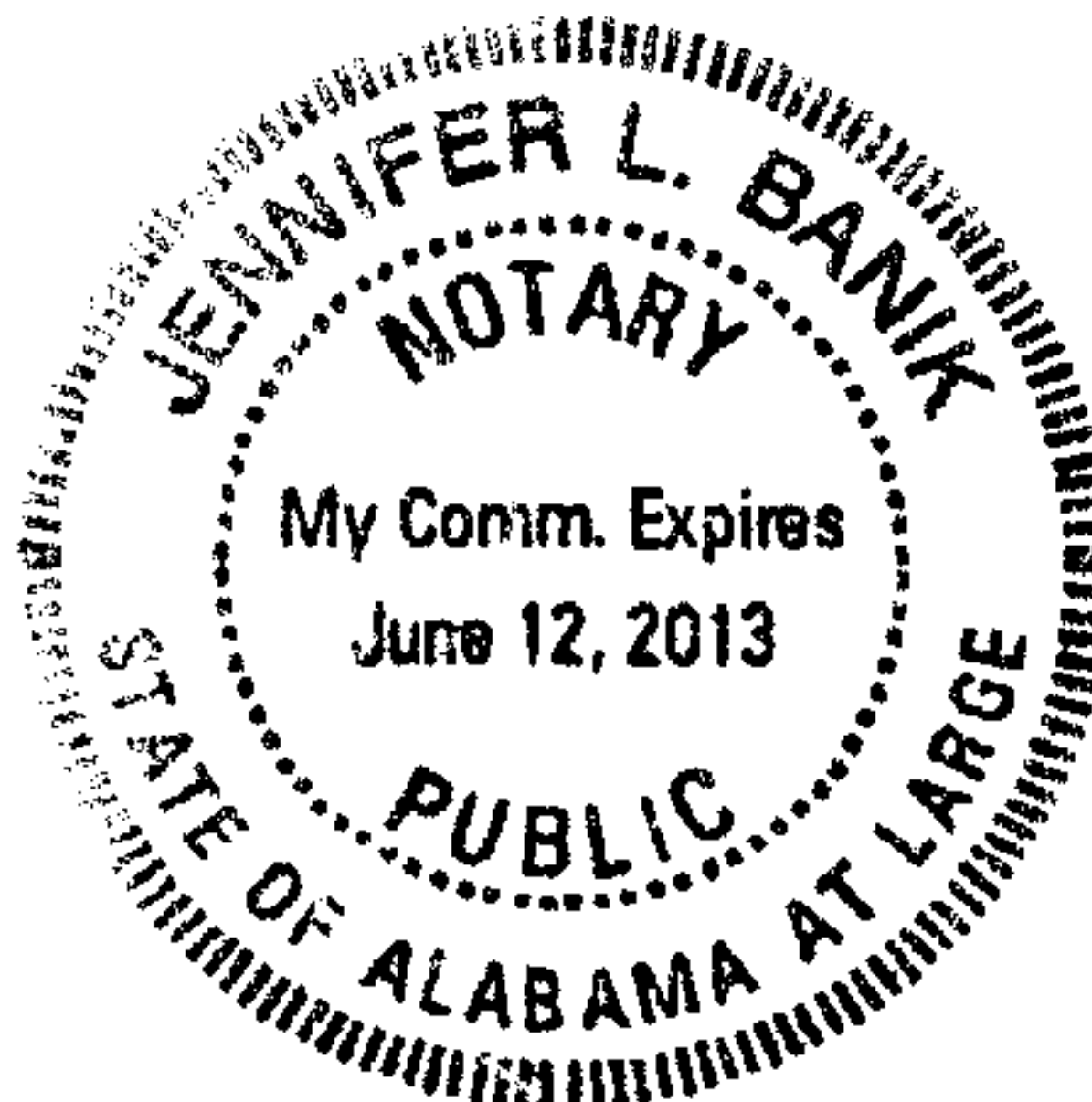
(Notary Seal)



Notary Public

Printed Name:

My commission expires: _____



20130429000173600 3/4 \$34.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Thomas P. Torgerson +
Mailing Address Staci M. Torgerson
450 Riverchase Pkwy East
Birmingham AL 35244

Grantee's Name Steven Christopher Daniel
Mailing Address 23103 Portobello Rd
Birmingham AL 35242

Property Address 23103 Portobello Rd
Birmingham AL
35242

Date of Sale 4-24-13
Total Purchase Price \$ 259,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20130429000173600 4/4 \$34.00
Shelby Cnty Judge of Probate, AL
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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4-24-13

Print

Jennifer Bonik

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one