

This instrument was prepared by:
Stuart J. Garner, LLC
2012 Lancaster Road
Homewood, AL 35209

Send Tax Notice To:

Stephanie Cunningham
44177 Portobello Road
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Eighty Thousand Four Hundred Fifty dollars and Zero cents (\$180,450.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Charles T. Grant and wife, Gerry H. Grant** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Stephanie Cunningham** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

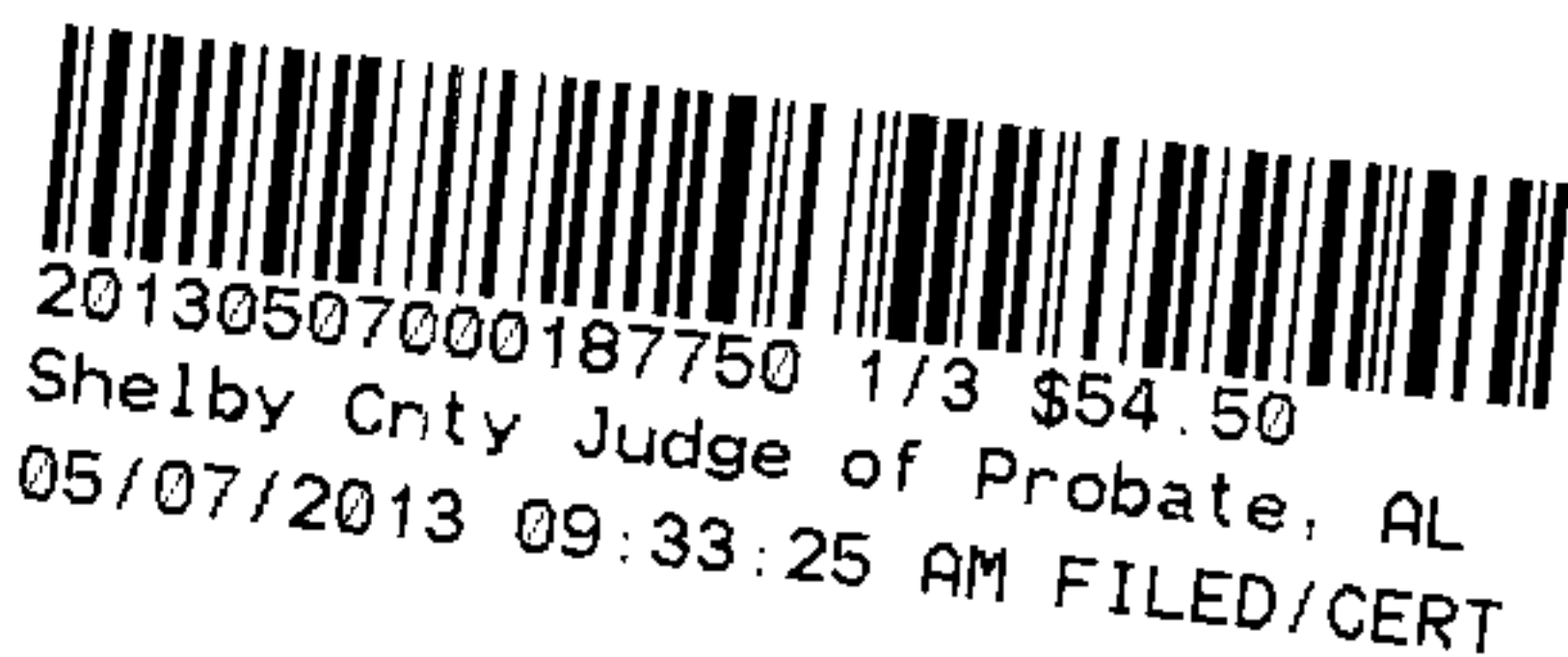
Unit 177
SA

Unit 177, Building 44 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, 1st Amendment to Declaration of Condominium of Edenton as recorded in Instrument #20070508000215560, 2nd Amendment to the Declaration of Edenton as recorded in Inst. #20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20080411000148760, 9th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20080514000196360, 10th Amendment to Declaration of Condominium of Edenton as recorded in Inst. #20080814000326660, 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 Edento, 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 Inst. #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 Owner's 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 Inst. #20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of Title: Inst. #20100603000175190

SUBJECT TO:

1. Ad Valorem taxes for the year 2013, which are a lien not yet due and payable.
2. Right of Way granted to Alabama Power Company by Instrument recorded in Deed Book 126, Page 187; Deed Book 185, Page 120; Real 105, Page 861 and Real 167, Page 335, in the Probate Office of Shelby County, Alabama.
3. Roadway Easement Agreement as recorded in Inst. #20051024000550530 and Inst. #20061024000523450, in the Probate Office of Shelby County, Alabama.
4. Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Inst. #20051024000550540 and in Inst. #20061024000523460, in the Probate Office of Shelby County, Alabama.
5. Easement for Grading and slope maintenance recorded in Inst. #20060817000404390, in the Probate Office of Shelby County, Alabama.
6. Easement to BellSouth, as recorded in Inst. #20060920000466950 and Inst. #20070125000038780, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Inst. #20061212000601050, Inst. #20061212000601060, Inst. #20060828000422250, Inst. #20061212000601460, Inst. #20070517000230870 and Inst. #20070517000231070, in the Probate Office of Shelby County, Alabama.
8. Declaration of Condominium of Edenton, as established by that certain Declaration of Condominium, which is recorded in Instrument #20070420000184480, in the Probate Office of Shelby County, Alabama, 1st Amendment to Declaration of Condominium of Edenton as recorded in Instrument #20070508000215560, 2nd Amendment to the Declaration of Edenton as recorded in Inst. #20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20080411000148760, 9th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. #20080514000196360, 10th Amendment to Declaration of Condominium of Edenton as recorded in Inst. #20080814000326660, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
9. Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Inst. #20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama.



Shelby County, AL 05/07/2013
State of Alabama
Deed Tax: \$36.50


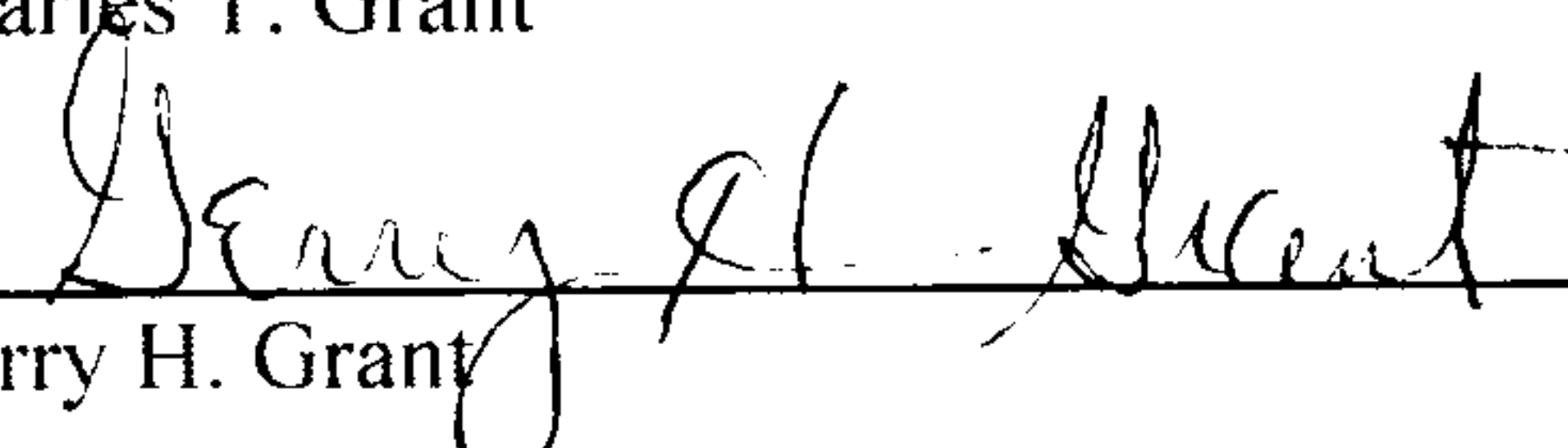
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 41, Page 83 and Deed Book 176, Page 186, in the Probate Office of Shelby County, Alabama.
11. Restrictions as set out in Real 54, Page 199, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Assignment and Conveyance with Development Agreements and Restrictive Covenants by and between Cahaba Land Associates, LLC and Cahaba Beach Investments, LLC as recorded in Inst. #20051024000550520, in the Office of the Judge of Probate of Shelby County, Alabama.
13. Rights of others in and to the non-exclusive easement as set out in Easement Agreement in Inst. #20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.
14. Exclusive Access and Easement agreement granted to Alexander Jones in Inst. #20080616000243110, in the Office of the Judge of Probate of Shelby County, Alabama;
15. Sanitary Sewer Easement granted to SWWC Utilities in Inst. #20090126000023560, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

\$144,360.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of April, 2013.

_____	(SEAL)		(SEAL)
		Charles T. Grant	
_____	(SEAL)		(SEAL)
		Gerry H. Grant	

STATE OF ALABAMA

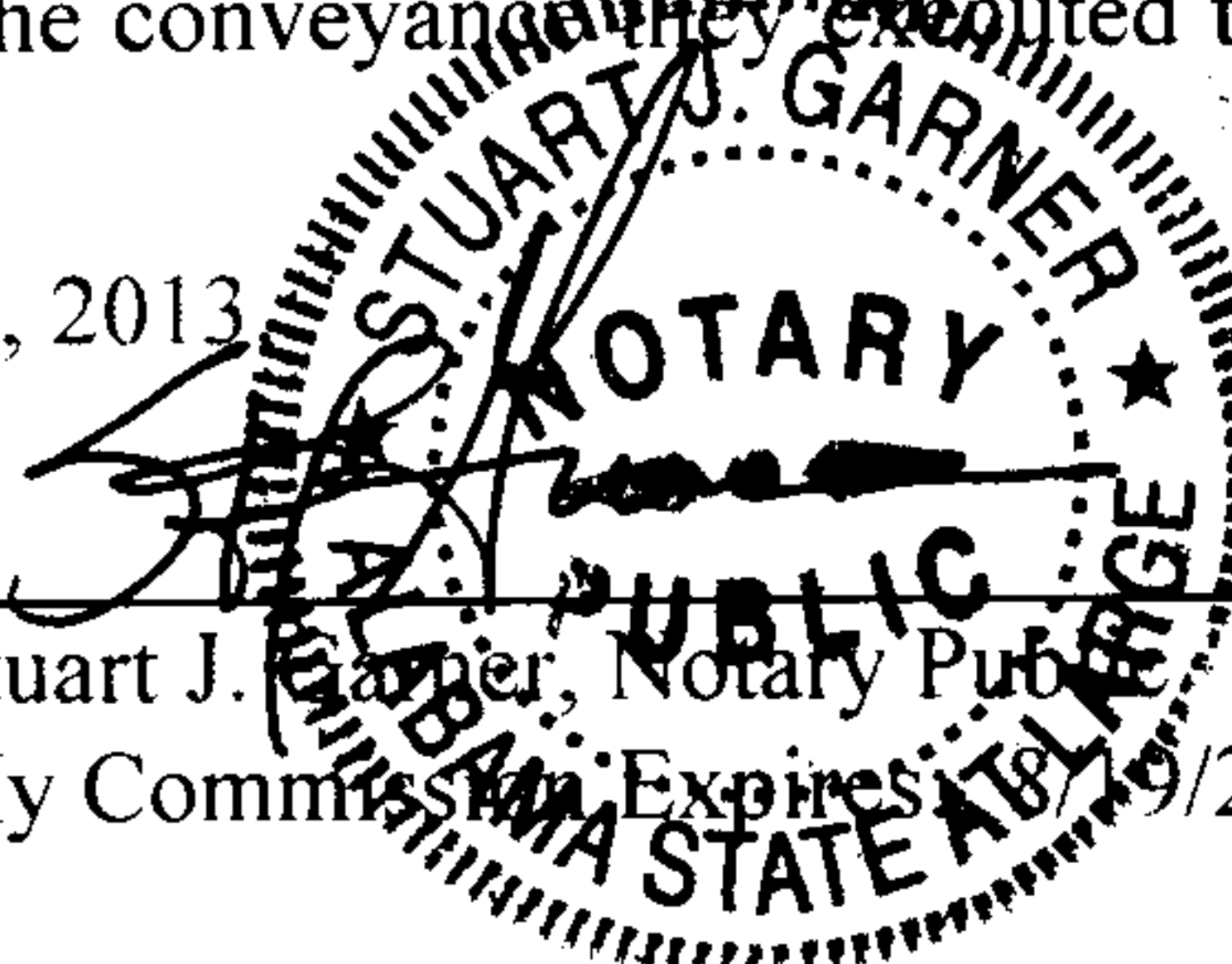
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General Acknowledgment

JEFFERSON COUNTY

I, Stuart J. Garner, a Notary Public in and for the said County, in said State, hereby certify that Charles T. Grant and wife, Gerry H. Grant 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 30th day of April, 2013


 Stuart J. Garner, Notary Public
 My Commission Expires 09/19/2013


 20130507000187750 2/3 \$54.50
 Shelby Cnty Judge of Probate, AL
 05/07/2013 09:33:25 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Charles T Grant +
Mailing Address Gerry H. Grant

Grantee's Name Stephanie Cunningham
Mailing Address 44177 Portobello Rd
Birmingham, AL 35242

Property Address 44177 Portobello Rd
Birmingham, AL 35242

Date of Sale 4/30/2013
Total Purchase Price \$ 180,450.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ Closing Statement

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 4/30/13 XPrint GERRY H. GRANT
Unattested [Signature] XSign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130507000187750 3/3 \$54.50
Shelby Cnty Judge of Probate, AL
05/07/2013 09:33:25 AM FILED/CERT