



20130730000308760 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
07/30/2013 10:24:25 AM FILED/CERT

Prepared by:  
JUL ANN McLEOD, Esq.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
Joseph D. Reid  
37150 Portobello Road  
Birmingham, AL 35242

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )                   **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THIRTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$234,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **ROBERT O. JACKSON and BRITTANY JACKSON, by and through her attorney in fact, Robert O. Jackson, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **JOSEPH D. REID** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

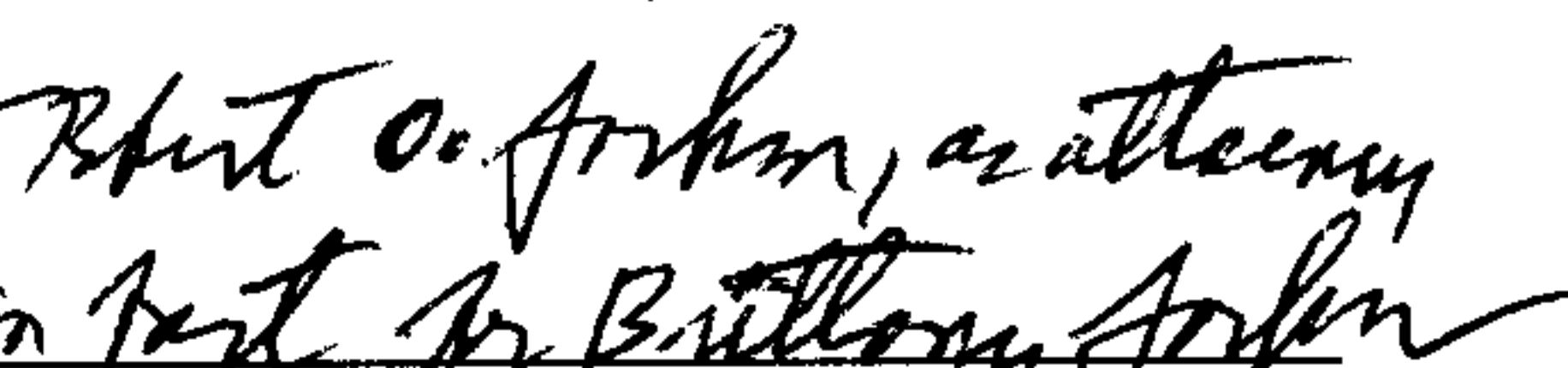
\$224,900.00 of the above-consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 26<sup>th</sup> day of July, 2013.

  
ROBERT O. JACKSON

  
BRITTANY JACKSON  
By and through her attorney in fact  
ROBERT O. JACKSON

Shelby County, AL 07/30/2013  
State of Alabama  
Deed Tax: \$10.00

STATE OF ALABAMA            )  
  )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ROBERT O. JACKSON and ROBERT O. JACKSON, as attorney in fact for BRITTANY JACKSON**, 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 instrument, he, as such attorney in fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26<sup>th</sup> day of July, 2013.

NOTARY PUBLIC  
My commission expires:

MALCOLM S. MCLEOD  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES 08-15-14



## Exhibit A, Legal Description

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Shelby Cnty Judge of Probate, AL  
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Unit 150, Building 37, 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, 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 Condominium of Edenton as recorded in Instrument 20080814000326660, Eleventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20081223000473570, Twelfth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030, Thirteenth Amendment to Declaration of Condominium 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, 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:

- 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.
- Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450, in the Probate Office of Shelby County, Alabama.
- Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460, in the Probate Office of Shelby County, Alabama.
- Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.
- Easement to BellSouth, as recorded in Instrument 20060920000466950 and Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama.
- Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870 and Instrument 20070517000231070, in the Probate Office of Shelby County, Alabama.
- Declaration of Condominium of Edenton, a Condominium, which is recorded in Instrument 20070420000184480, 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, 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 to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, Eighth 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 Condominium of Edenton as recorded in Instrument 20080814000326660, Eleventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20081223000473570, Twelfth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030, Thirteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180, Fourteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090722000282160, in the Probate Office of Shelby County, Alabama, and any further 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.
- 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.
- Restrictions as set out in Real 54, page 199, in the Office of the Judge of Probate of Shelby County, Alabama.
- Assignment and Conveyance with Development Agreements and Restrictive Covenants by and between Cahaba Land Associates LLC and Cahaba Beach Investments LLC as recorded in Instrument 20051024000550520, in the Office of the Judge of Probate of Shelby County, Alabama.
- Rights of others in and to the non-exclusive easement as set out in Easement Agreement in Instrument 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.
- Exclusive Access and Easement agreement granted to Alexander Jones in Instrument 20080616000243110, in the Office of Judge of Probate of Shelby County, Alabama.
- Sanitary Sewer Easement granted to SWWC Utilities in Instrument 20090126000023560, in the Probate Office of Shelby County, Alabama.
- Current taxes.



# Real Estate Sales Validation Form

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

Grantor's Name ROBERT O. JACKSON  
Mailing Address BRITANY JACKSON  
37150 PORTOBELLO RD  
BIRMINGHAM, AL 35242

Grantee's Name JOSEPH D. REID  
Mailing Address 37150 PORTOBELLO ROAD  
BIRMINGHAM, AL 35242

Property Address 37150 PORTOBELLO ROAD  
BIRMINGHAM, AL  
35242

Date of Sale 7/26/13  
Total Purchase Price \$ 234,900  
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  
☐ 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 7/26/13

Print Malcolm S. McLeod

☐ Unattested

[Signature]  
(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires  
3/8/14

Form RT-1

20130730000308760 3/3 \$28.00  
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