

Send tax notice to:

GLORIA JANET ETHERIDGE  
1454 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

2013387

**WARRANTY DEED**


KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) in hand paid to the undersigned, CONNIE COOK ALLEN, A MARRIED WOMAN (hereinafter referred to as "Grantors") by GLORIA JANET ETHERIDGE and LESLEY LAWRENCE ETHERIDGE (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A".

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. BUILDING LINES, RIGHTS OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS IF ANY.
3. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN REAL 41, PAGE 83 AND DEED BOOK 176, PAGE 186, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT AND BUILDING LINES AS SHOWN ON RECORDED MAP.
5. 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.
6. ROADWAY EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #20051024000550530 AND INSTRUMENT NO. 20061024000523450.
7. RESTRICTIVE USE AGREEMENT RECORDED IN INSTRUMENT #20251024000550540 AND INSTRUMENT N# 20061024000523460.
8. EASEMENT FOR GRADING AND SLOPE MAINTANCE RECORDED IN INSTRUMENT # 20060817000404390.
9. EASEMENT TO BELL SOUTH AS RECORDED IN INSTRUMENT # 20060920000466950 AND INSTRUMENT # 20070125000034780, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT # 20061212000601050; INSTRUMENT # 20061212000601060; INSTRUMENT # 20060828000422250; INSTRUMENT # 20061212000601460; INSTRUMENT #20070517000230870 AND INSTRUMENT # 20071051700231070, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

  
20130807000322550 1/5 \$62.00  
Shelby Cnty Judge of Probate, AL  
08/07/2013 02:39:54 PM FILED/CERT

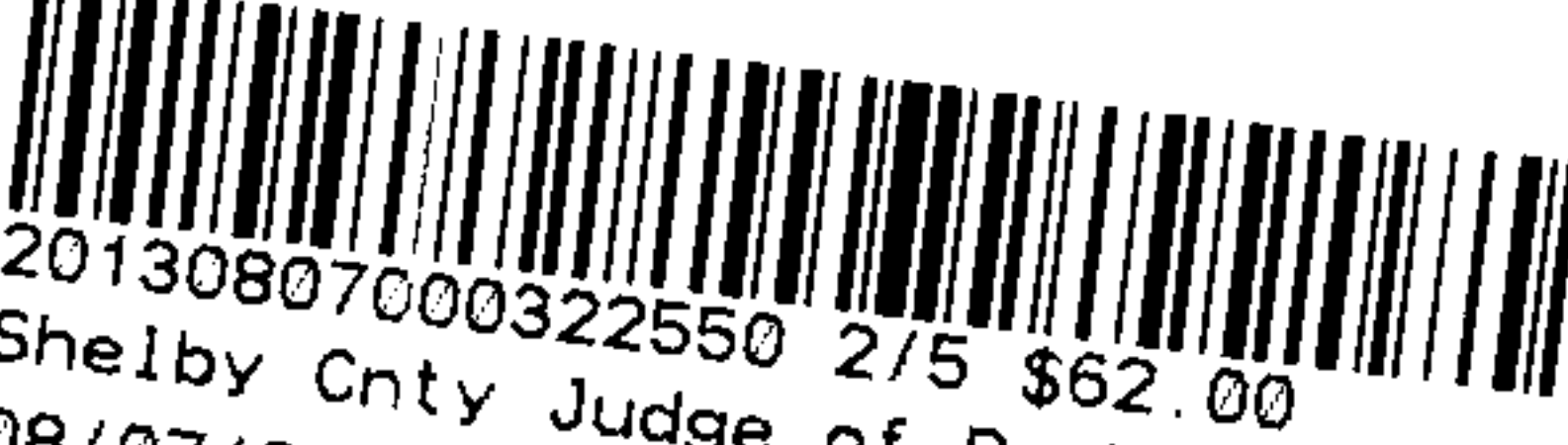


11. DECLARATION OF CONDOMINIUM OF EDENTON, A CONDOMINIUM WHICH IS RECORDED IN INSTRUMENT # 20070420000184480, FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON RECORDED IN INSTRUMENT # 20070508000215560, SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT # 20070522000237580, THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT # 20070606000263790, FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON RECORDED IN INSTRUMENT # 20070626000297920, FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT # 20070817000390000, SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT NO. 20071214000565780, SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT NO. 20080131000039890, EIGHT AMENDMENT OF DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT NO. 20080411000148760, NINTH AMENDMENT OT THE DECARATION OF CONDOMINIUM OF EDENTON AS RECORDED INSTRUMENT NO. 20080514000196360, TENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT NO. 208081400032660, ELEVENTH AMENDMENT TO CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT NO. 20081223000473570 AND TWELFTH DECLARATION OF CONDOMINUM OF EDENTON AS RECORDED IN INSTRUMENT NO. 20090107000004030 AND ANY AMENDMENTS THERETO.
12. ARTICLES OF INCORPORATION OF EDENTON RESIDENTIAL OWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT # 200704250000639250.
13. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN REAL 54, PAGE 199, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. ASSIGNMENT AND CONVEYANCE WITH DEVELOPMENT AGREEMENTS AND RESTRICTIVE COVENANTS BY AND BEWEEN CAHABA LAND ASSOCIATES, LLC AND CAHABA BEACH INVESTMENTS LLC AS RECORDED IN INSTRUMENT # 20051024000550520.
15. RIGHTS OF OTHERS IN AND TO THE NON-EXCLUSIVE EASEMENT AS SET OUT IN INSTRUMENT # 20051024000550530.

\$164,430.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

CONNIE COOK ALLEN AND CONNIE COOK ALLEN ROMAGER ARE ONE AND THE SAME PERSON.

THIS PROPERTY IS NOT THE HOMESTEAD OF CONNIE COOK ALLEN OR HER SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

  
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Shelby Cnty Judge of Probate, AL  
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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 Grantees, 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 30th day of July, 2013.

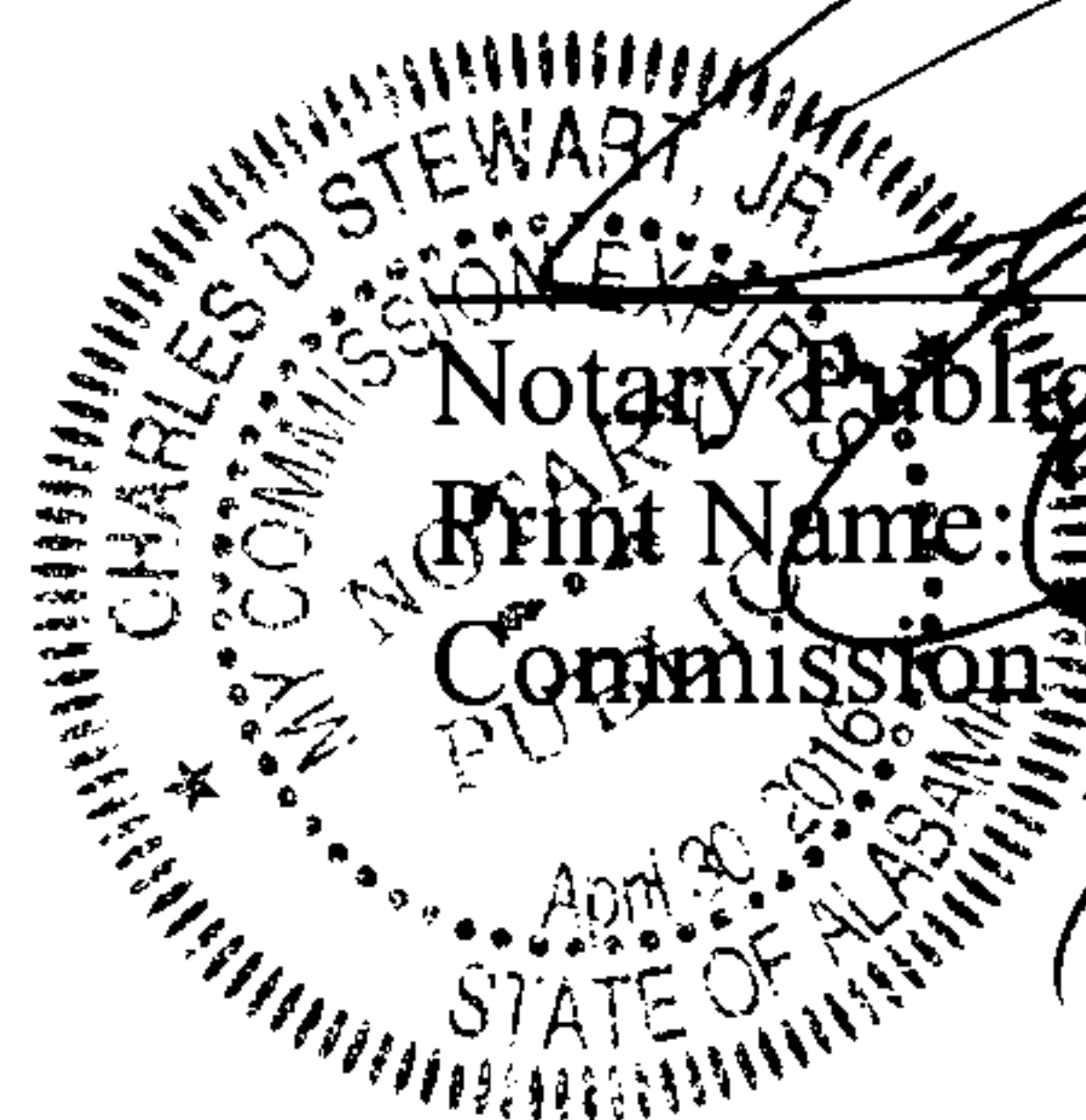
Connie Cook Allen  
CONNIE COOK ALLEN

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STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CONNIE COOK ALLEN, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of July, 2013..




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Shelby Cnty Judge of Probate, AL  
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### LEGAL DESCRIPTION RIDER

UNIT 54, BUILDING 14, IN EDENTON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM, WHICH IS RECORDED IS INSTRUMENT # 20070420000184480, IN THE PROBATE OFFICE OF SHELBY, COUNTY, ALABAMA, FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IS INSTRUMENT # 20070508000215560, SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT # 20070532000237580, 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. 0080131000039890, 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. 20090722006282160 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 AD TO THAT CERTAIN NON-EXCLUSIVE ROADWAY EASEMENT AT8 SET OUT IN INSTRUMENT # 20051024000550530 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 08/07/2013  
State of Alabama  
Deed Tax:\$36.00

  
20130807000322550 4/5 \$62.00  
Shelby Cnty Judge of Probate, AL  
08/07/2013 02:39:54 PM 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 Connie Cook Allen  
Mailing Address 1160 Barkley Ln  
Prichard AL 35242

Grantee's Name Gloria Janet Etheridge  
Mailing Address Leslie Lawrence Etheridge  
1454 Portobello Rd  
Prichard AL 35242

Property Address 1454 Portobello Rd  
Prichard AL 35242

Date of Sale 7-30-13

Total Purchase Price \$ 200,000

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 7-30-13

Unattested

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 30 DAY OF July

2013.

NOTARY PUBLIC



20130807000322550 5/5 \$62.00  
Shelby Cnty Judge of Probate, AL  
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