

This instrument was prepared by:
Merri Bouchet Sweatt, Esq.
3770 James Hill Circle
Hoover, AL 35226

Send Tax Notice to:
MW Properties, LLC
c/o Roger Means
4320 Eagle Point Parkway
Birmingham, AL 35242

QUIT CLAIM DEED

No Warranty Is Made - Legal Description Furnished By Grantee

**THE STATE OF ALABAMA }
SHELBY COUNTY }**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THOUSAND AND NO/100 (\$200,000.00) DOLLARS to the undersigned grantor, **Carlee Means Green**, a married woman, (herein referred to as GRANTOR) does by these presents, remise, release, quit claim, and convey unto **MW Properties, LLC**, an Alabama limited liability company (herein referred to as GRANTEE), all right, title, interest, and claim to the following described real estate, situated in Shelby County, Alabama, to-wit:

2078 Portobello Road, Birmingham, AL 35242 (See attached Exhibit "A" for Legal Description)

TO HAVE AND TO HOLD, to the said GRANTEE, its heirs and assigns forever. And said GRANTOR does for herself, its successors and assigns, covenant with said GRANTEE, its heirs and assigns, that she is lawfully seized in fee simple of said premises, that she has a good right to remise, release, quit claim, grant, bargain, sell and convey the same as aforesaid, the same to the said GRANTEE, its heirs, executors and assigns forever.


IN WITNESS WHEREOF, the said GRANTOR hereto set her signature and seal, this the 13 day of December, 2012.

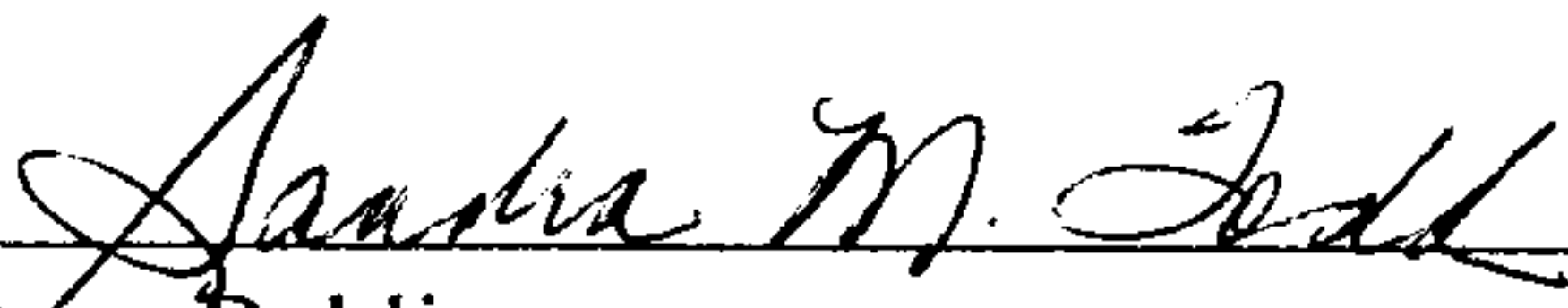

Carlee Means Green

**THE STATE OF ALABAMA }
SHELBY COUNTY }**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carlee Means Green**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily.

Given under hand and official seal, this the 13th day of December, 2012.


20140505000133380 1/3 \$220.00
Shelby Cnty Judge of Probate, AL
05/05/2014 01:09:57 PM FILED/CERT


Notary Public
My Commission Expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 18, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Shelby County, AL 05/05/2014
State of Alabama
Deed Tax: \$200.00

EXHIBIT "A"

Unit 78, Building 20, 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 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in 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, 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, 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 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map 39, Page 4, and the 2nd Amended Condominium Plat of Edenton, a Condominium as recorded in Map 39, Page 79, 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) Current taxes; (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 Instrument 20051024000550530 and Instrument 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 Instrument 20051024000550540 and in Instrument 20061024000523460 in the Probate Office of Shelby County, Alabama; (5) Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama; (6) Easement to BellSouth, as recorded in Instrument 20060920000466950 and Instrument 20070125000038780, in the Probate Office of Shelby County, Alabama; (7) Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250 and Instrument 20061212000601460, Instrument 20070517000230870 and Instrument 20070517000231070 in the Probate Office in Shelby County, Alabama; (8) Declaration of Condominium of Edenton, a 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 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in 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, 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, 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 Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama; (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 Instrument 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 Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.



20140505000133380 2/3 \$220.00
Shelby Cnty Judge of Probate, AL
05/05/2014 01:09:57 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 Charles Means Green
Mailing Address 1016 Hampden Place South
Birmingham, AL 35242

Grantee's Name MW Properties, LLC
Mailing Address 4320 Eagle Point Pkwy
Birmingham, AL 35242

Property Address 2078 Portobello Rd
Birmingham, AL 35242

Date of Sale 12/13/12
Total Purchase Price \$ 200,000

or
Actual Value \$

or
Assessor's Market Value \$



20140505000133380 3/3 \$220.00
Shelby Cnty Judge of Probate: AL
05/05/2014 01:09:57 PM FILED/CERT

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 5/5/14

☐ Unattested

Print Roger C Means

Sign Roger C Means

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1