

Send tax notice to:


BRENT MICHAEL FIELDER  
1771 PORTOBELLO RD  
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

2014260

**WARRANTY DEED**

  
20140612000178570 1/3 \$43.50  
Shelby Cnty Judge of Probate, AL  
06/12/2014 02:45:48 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RONALD WATKINS, A MARRIED MAN **whose mailing address** is: 129 SOMERSET PASS, GADSDEN, AL 35901 (hereinafter referred to as “Grantors”) by BRENT FIELDER and ANGELA FIELDER **whose mailing address** is: 1771 PORTOBELLO ROAD, BIRMINGHAM, AL 35242 (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 ‘EXHIBIT A’

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF EDENTON, A CONDOMINIUM RECORDED IN MAP BOOK 39, PAGE 137, IN THE OFFICE OF THE JUDGE OD PROBATE OF SHELBY COUNTY, ALABAMA.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR AS RECORDED IN REAL 41, PAGE 83 AND DEED BOOK 176, PAGE 186.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 126, PAGE 187; DEED BOOK 185, PAGE 120 REAL 105, PAGE 861 AND REAL 167, PAGE 335.
5. ROADWAY EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #20051024000550530 AND INSTRUMENT #20061024000523450.
6. RESTRICTIVE USE AGREEMENT BETWEEN JRC LAKESIDE LIMITED PARTNERSHIP AND CAHABA BEACH INVESTMENTS, LLC AS RECORDED IN INSTRUMENT #20051024000550540 AND INSTRUMNET #320061024000523460.
7. EASEMENT FOR GRADING AND SLOPE MAINTENACE RECORDED IN INSTRUMENT #20060817000404390.
8. EASEMENT TO BELLSOUTH AS RECORDED IN INSTRUMENT #20060920000466950 AND INSTRUMENT #20070125000038780.
9. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT #20061212000601050; INSTRUMENT #20061212000601060; INSTRUMENT #20060828000422250; INSTRUMENT #200612120000601460; INSTRUMENT #20070517000230870 AND INSTRUMENT #20070517000231070.
10. 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.



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, AND ANY AMENDMENTS THERETO.

11. ARTICLES OF INCORPORATION OF EDENTON RESIDENTIAL OWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT #20070425000639250.
12. 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.
13. 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.
14. RIGHTS OF OTHERS IN AND TO THE NON-EXCLUSIVE EASEMENT AS SET OUT IN INSTRUMENT # 20051024000550530.
15. SUBJECT TO LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM LAW OF ALABAMA AS SET OUT IN TITLE 35, CHAPTER 8, CONDOMINIUM OWNERSHIP ACT, ACTS 1964 1<sup>ST</sup> EXECUIVE SESSIONS NO. 206, PAGE 266 ACTS 1973 NO. 1059, PAGE 1732 1975 CODE OF ALABAMA.
16. RIGHT OF ADJOINING OWNERS OF PARTY WALL(S) LOCATED PARTLY ON THE LAND AND PARTLY ABUTTING PROPERTY AND RIGHTS OF SUCH ADJOINING OWNERS IN COMMON, IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE, TOGETHER WITH ALL LIABILITY FOR MAINTENANCE, REPAIR AND DAMAGE WITH COMMON USE ENTAILS.

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\$206,770.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 9th day of June, 2014.

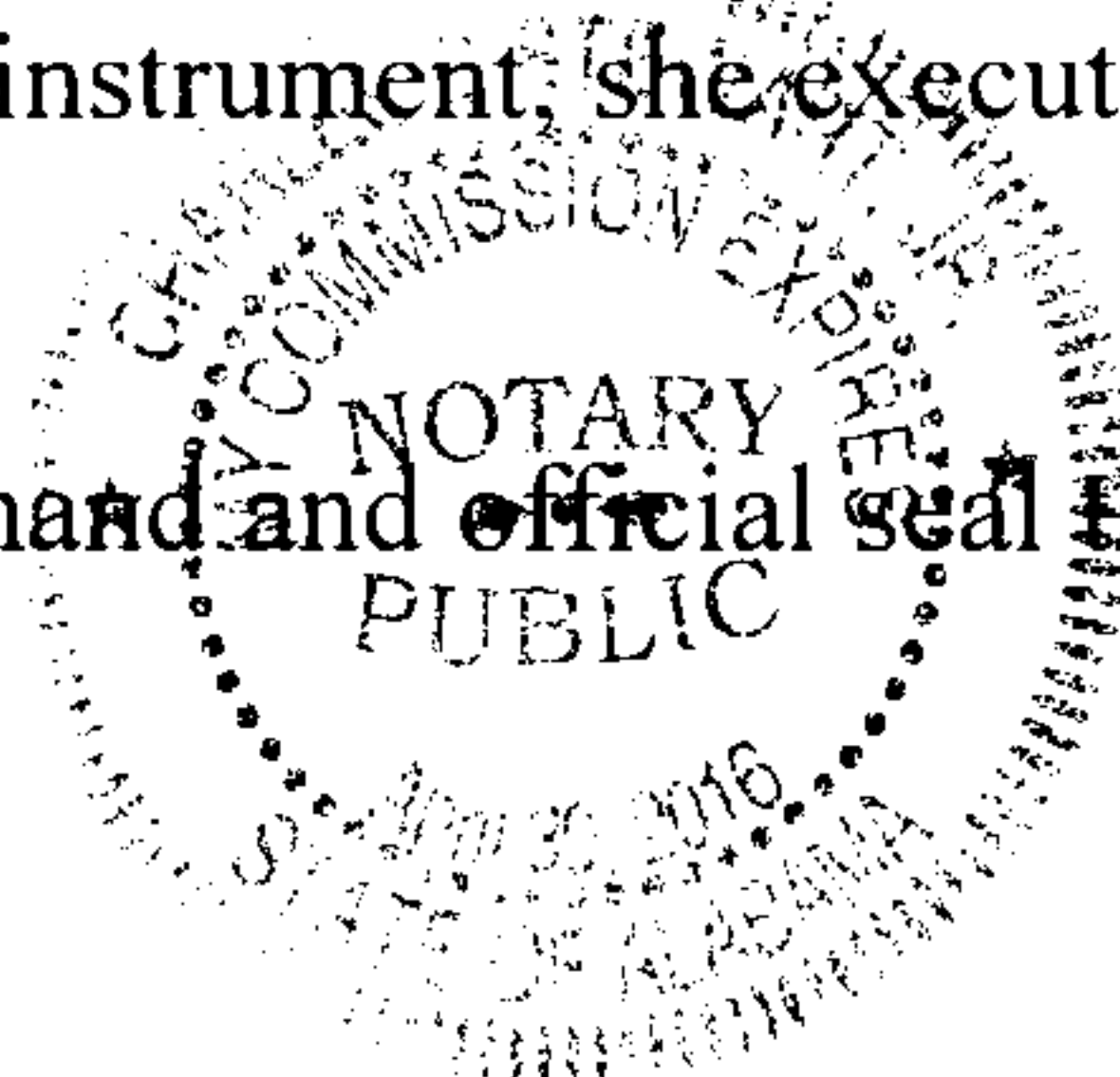
  
RONALD WATKINS

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20140612000178570 2/3 \$43.50  
Shelby Cnty Judge of Probate, AL  
06/12/2014 02:45:48 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD WATKINS, 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.

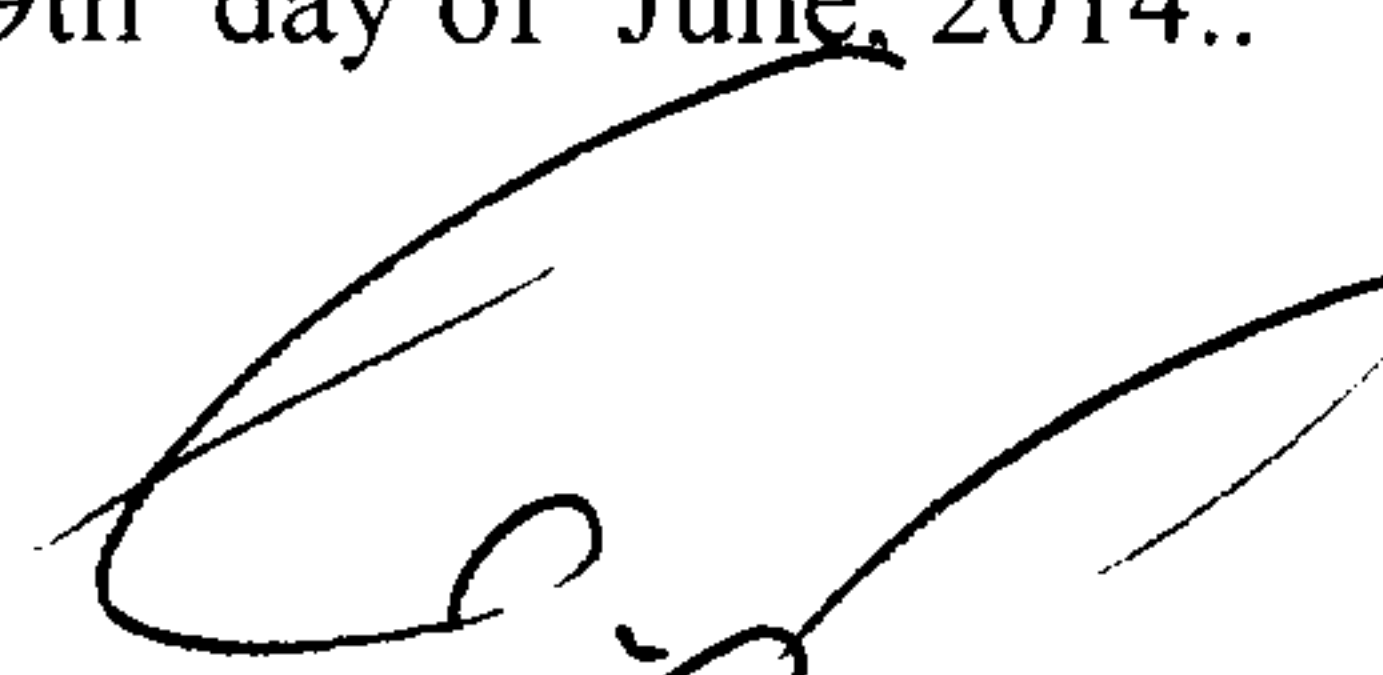
Given under my hand and official seal this the 9th day of June, 2014..



Notary Public

Print Name:

Commission Expires:

  
Charles D. Spivey  
6-30-16



## **EXHIBIT "A" - LEGAL DESCRIPTION**

**Unit 71, Building 17A, 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, and the 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 20080131000039890, 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 the Declaration of Condominium of Edenton as recorded in Instrument 20081222000184480, Twelfth Amendment to the 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, 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 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.**



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