

STATE OF ALABAMA

COUNTY OF SHELBY



2014107000352800 1/2 \$222.00
Shelby Cnty Judge of Probate, AL
11/07/2014 03:05:05 PM FILED/CERT

Send Tax Notice To:
Suzanne C. Darden
P.O. Box 381924
Birmingham, Alabama 35238

GENERAL WARRANTY DEED

For Ten dollars (\$10.00) and other good consideration, the undersigned **Suzanne C. Darden, LLC**, a Georgia Limited Liability Company (Grantor), of Birmingham, County of Shelby, State of Alabama, hereby grants, bargains, deeds, sells and conveys to **Suzanne C. Darden** (Grantee), an individual, of Shelby County, State of Alabama, the following described land in Shelby County, free and clear with warranty covenants; to wit:

Unit 179, 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, 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, Fifth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000 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 1" Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, page 4, 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.

Grantor, for itself and its heirs, hereby covenants with Grantee, her heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; it is not the LLC's homestead, and that it has a good right to convey as follows:

That the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 7th day of November, 2014.

GRANTOR, Suzanne C. Darden, LLC
By member and manager Suzanne C. Darden

Shelby County, AL 11/07/2014
State of Alabama
Deed Tax: \$205.00

STATE OF ALABAMA
COUNTY OF SHELBY

On November 7, 2014, before me, Kearney D. Hutsler, personally appeared Suzanne C. Darden, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that being informed of its contents, she executed the same in her authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, and executed this instrument knowingly and voluntarily.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 1-4-15

PREPARED BY KEARNEY D. HUTSLER, ATTORNEY
15 R. ARRINGTON BLVD. N., BHAM, AL 35203

