

STATE OF ALABAMA

COUNTY OF SHELBY



20141107000352800 1/2 \$222.00
Shelby Cnty Judge of Probate, AL
11/07/2014 03:05:05 PM FILED/CERT

GENERAL WARRANTY DEED

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

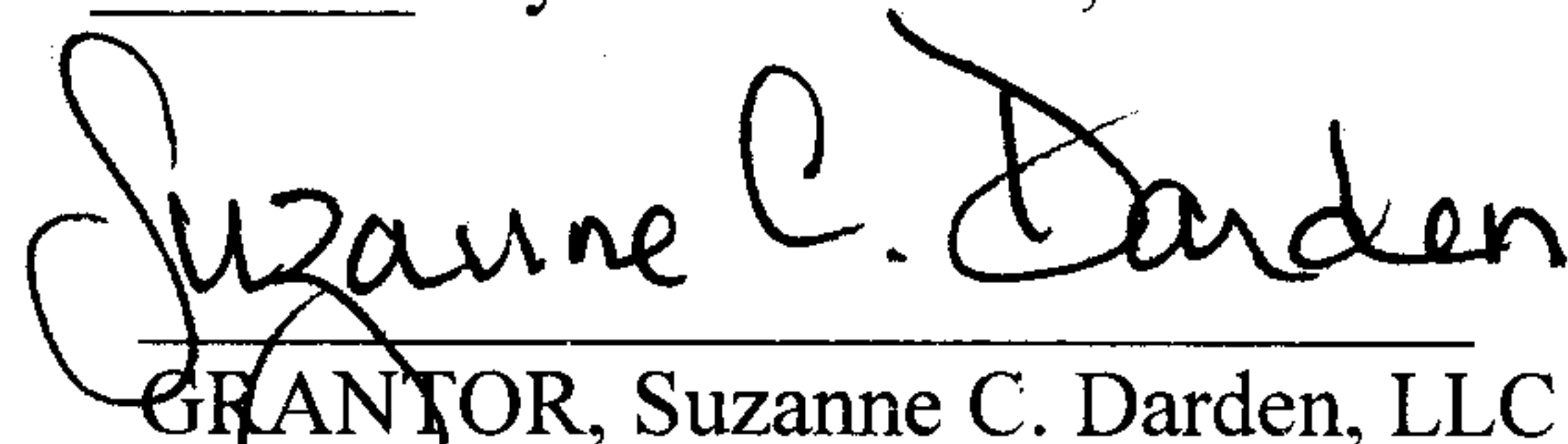
For Ten dollars (\$10.00) and other good consideration, the undersigned **Suzanne C. Darden, LLC**, a Georgia Limited Liability Company (Grantor), of Birmingham, County of Shelby, State of Alabama, hereby grants, bargains, deeds, sells and conveys to **Suzanne C. Darden** (Grantee), an individual, of 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 10th day of November, 2014.


GRANTOR, Suzanne C. Darden, LLC

By member and manager Suzanne C. Darden

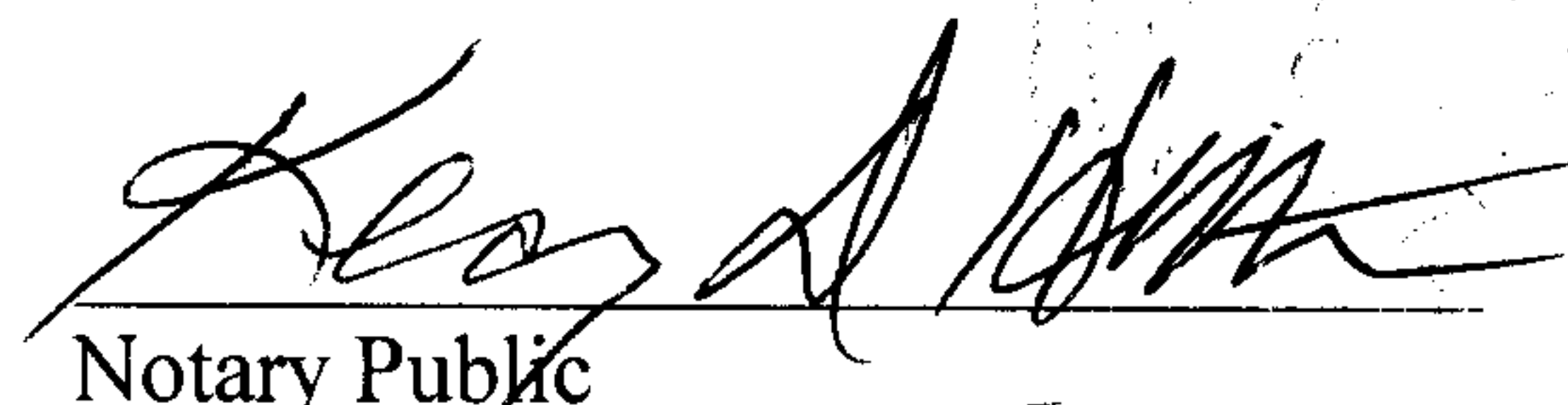
Shelby County, AL 11/07/2014
State of Alabama
Deed Tax: \$205.00

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

Real Estate Sales Validation Form

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

Grantor's Name Suzanne C. Darden, LLC
Mailing Address P.O. Box 381924
Birmingham, AL 35238

Grantee's Name Suzanne C. Darden
Mailing Address P.O. Box 381924
Birmingham, AL 35238

Property Address 44179 Portobello Rd.
Birmingham, AL 35242

Date of Sale n/a
Total Purchase Price \$ 204,900.00



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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 recent deed

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 11.7.2014

Print Suzanne C. Darden

Unattested

Sign Suzanne C. Darden

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1