

STATUTORY WARRANTY DEED (Without Survivorship)

SEND TAX NOTICE TO:

Amy Bonds  
313 Portobello Road  
Birmingham, Alabama 35242



20150427000134740 1/3 \$120.50  
Shelby Cnty Judge of Probate, AL  
04/27/2015 10:35:01 AM FILED/CERT

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Jefferson )

That in consideration of Ten and 00/100 Dollars (\$10.00), to the undersigned GRANTOR (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Scott Meyer, an unmarried man, and Amy Bonds, an unmarried woman, (herein referred to as GRANTORS, whether one or more) grant, bargain, sell and convey unto Amy Bonds, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

This conveyance is pursuant to the Final Judgment of Divorce entered by the Honorable Corey B. Moore on February 3, 2015, Shelby County Case DR-2014-900171.00.

TO HAVE AND TO HOLD to the said GRANTEE, heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, heirs and assigns, that we are lawfully seized in fee simply of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 23 day of APRIL.

Scott Meyer (Seal)  
Scott Meyer

Amy Bonds (Seal)  
Amy Bonds

STATE OF ALABAMA )  
Jefferson COUNTY )

I, Kristen Dawn Powell, a Notary Public in and for said County, in said State, hereby certify that Scott Meyer, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of MARCH, 2015.

Kristen Dawn Powell  
NOTARY PUBLIC

STATE OF ALABAMA )  
Jefferson COUNTY )

I, Kristen Dawn Powell, a Notary Public in and for said County, in said State, hereby certify that Amy Bonds, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of April, 2015.

Kristen Dawn Powell  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

BOYD, FERNAMBUCQ & DUNN, P.C.  
3500 Blue Lake Drive - Suite 220  
Birmingham, AL 35243  
(205) 930-9000

Shelby County, AL 04/27/2015  
State of Alabama  
Deed Tax: \$100.50

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Unit 13, Building 3, 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, 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 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 in the Probate Office of 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, and any amendments thereto; (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.



20150427000134740 2/3 \$120.50  
Shelby Cnty Judge of Probate, AL  
04/27/2015 10:35:01 AM FILED/CERT

Real Estate Sales Validation Form

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

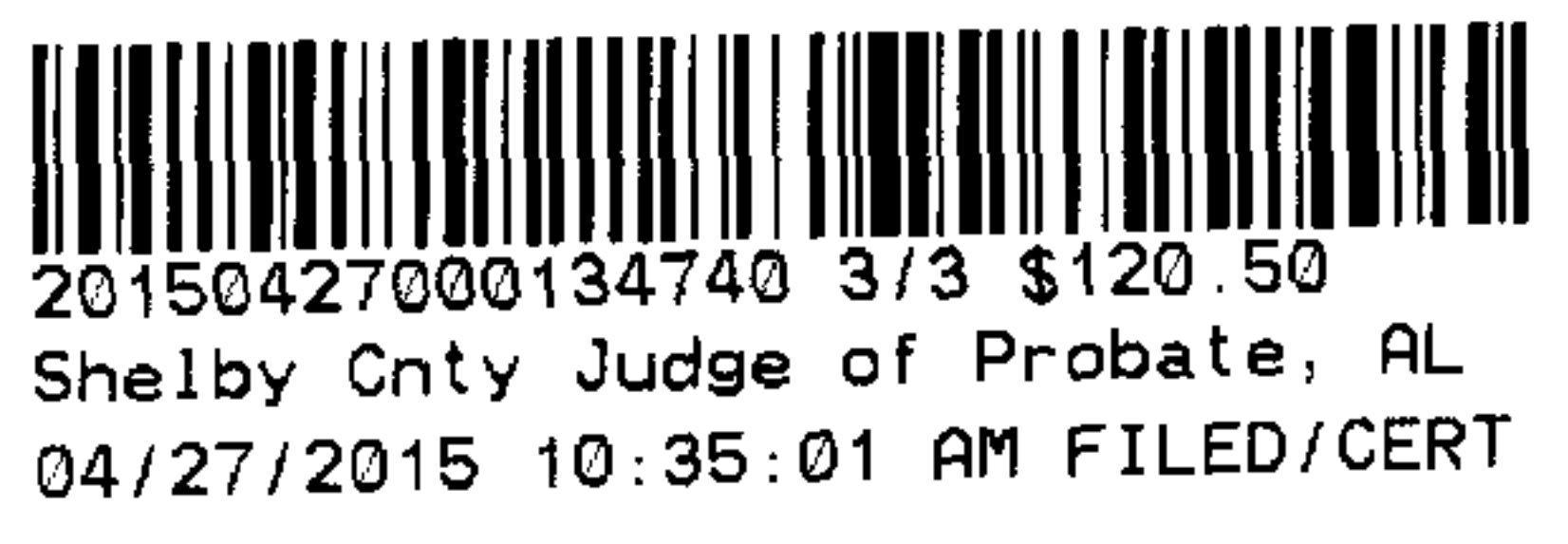
Grantor's Name SCOTT J. MEYER  
Mailing Address

Grantee's Name AMY E. BONDS  
Mailing Address 313 PORTOBELLO RD.  
B'HAM, AL 35292

Property Address 313 PORTOBELLO RD.  
B'HAM, AL 35292

Date of Sale 2/3/15 (DATE OF ENTRY OF

Total Purchase Price \$ FINAL JUDGMENT  
OF DIVORCE



Actual Value \$

Assessor's Market Value \$ 201,000 ONE HALF

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
- X Other 2014 TAX ASSESSORS VALUE

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 4/23/15

Print AMY E. BONDS

Sign (Signature)

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one