

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Terry D. Meyer & Jo Ann Meyer
1764 Portobello Road
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$220,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Randal R. Davis and Laurie A. Davis, husband and wife, whose mailing address is 261 SENTU WAY HARTWELL, GA 30643 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Terry D. Meyer and Jo Ann Meyer, whose mailing address is 1764 Portobello Road, Birmingham, AL 35242 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 1764 Portobello Road, Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

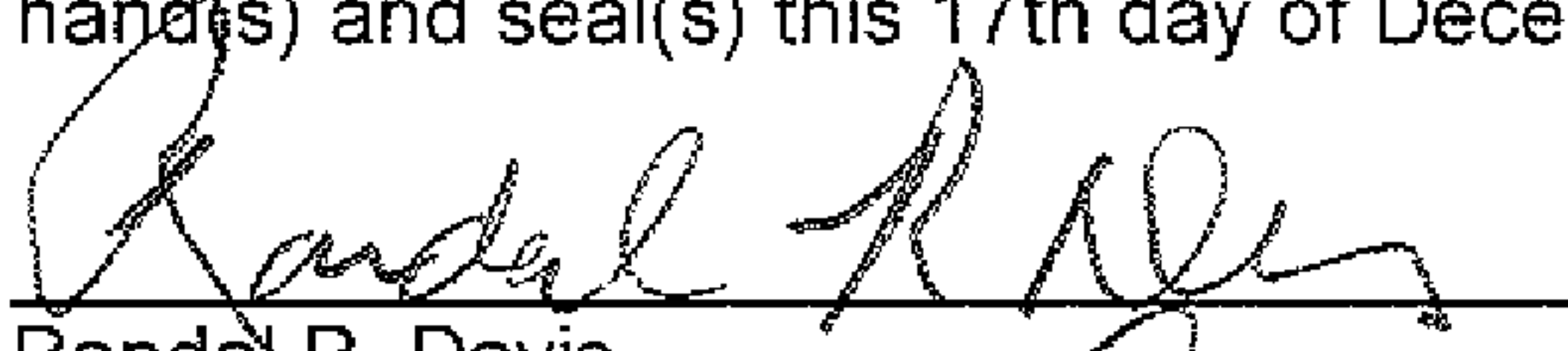
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$ 0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 17th day of December, 2015.


Randal R. Davis

Laurie A. Davis

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Randal R. Davis and Laurie A. Davis, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 17th day of December, 2015.


Notary Public
Commission Expires: 10(31)2016

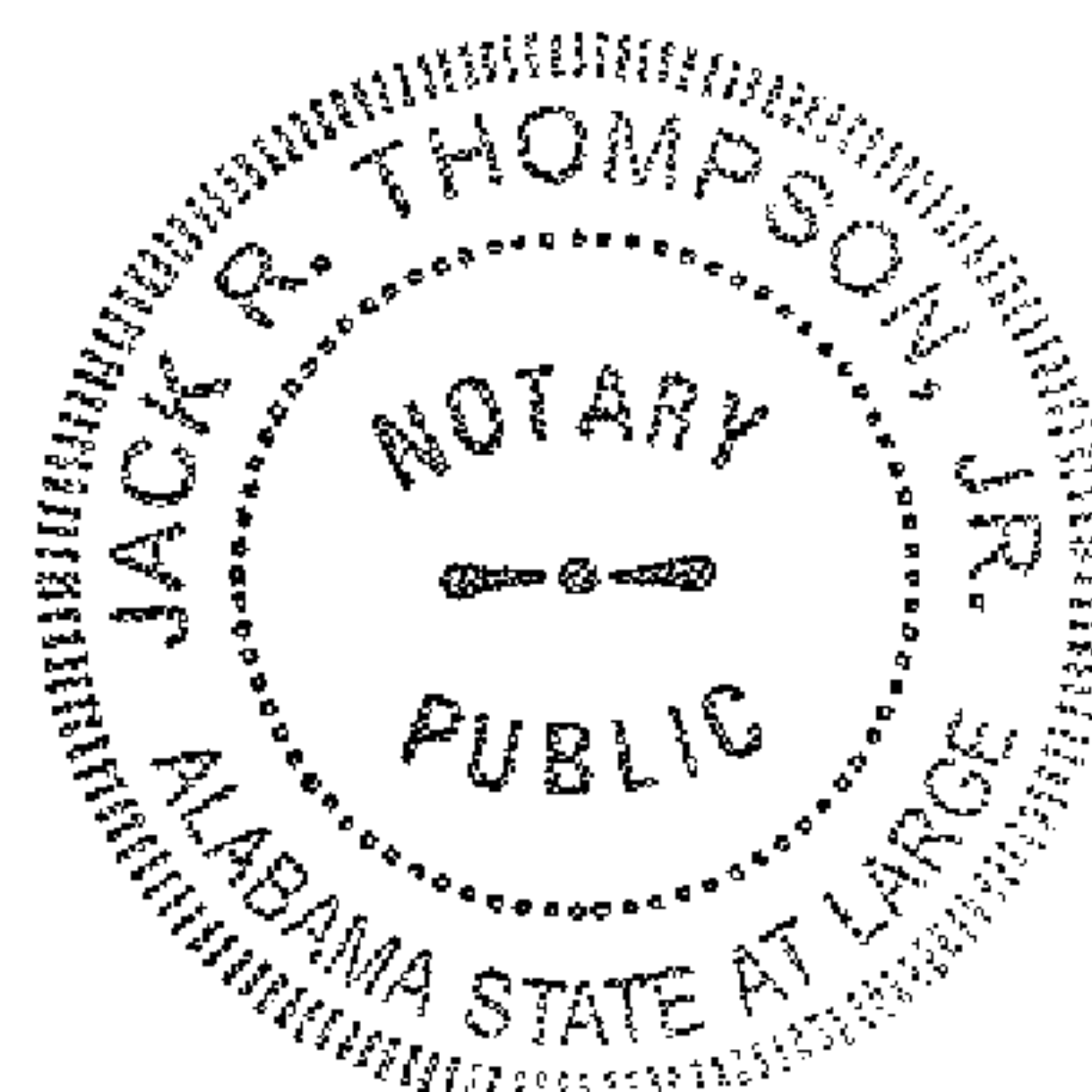


EXHIBIT "A"
Legal Description

Unit 64, Building 17, 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 85 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 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded In Instrument 20080411000148760, 9th amendment to the Declaration of Condominium of Edenton as recorded In Instrument 20080514000196360, 10th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, 11th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20081223000473570, 12th Amendment to Declaration of Condominium of Edenton us recorded in Instrument 20090107000004030, 13th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180, 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.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/06/2016 08:54:24 AM
\$237.00 DEBBIE
2016010600004830

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name and title of the Probate Judge.