

The Purpose of rerecording the deed is to correct  
The spelling of the Grantees first Name

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

2015-216000429350 1/3 \$65.50  
Shelby Cnty Judge of Probate AL  
12/16/2015 11:38:49 AM FILED/CERT

STATE OF ALABAMA  
County of Shelby

Send Tax Notice To: Brian C. Plott and Brooke Plott  
28131 Portobello Road  
Birmingham, Alabama 35242

Presents:

THAT IN CONSIDERATION OF Two Hundred Twenty Five Thousand Nine Hundred and no/100 Dollars (\$225,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I, **Matthew R. Clarkson and wife, Stacy Clarkson** (herein referred to as grantor(s)) do grant, bargain, sell and convey unto **Brian C. Plott and ~~Stacy~~ Brooke Plott** (herein referred to as 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 to Easements, Restrictions and rights of way of record.  
Subject to Mineral and Mining rights of record.


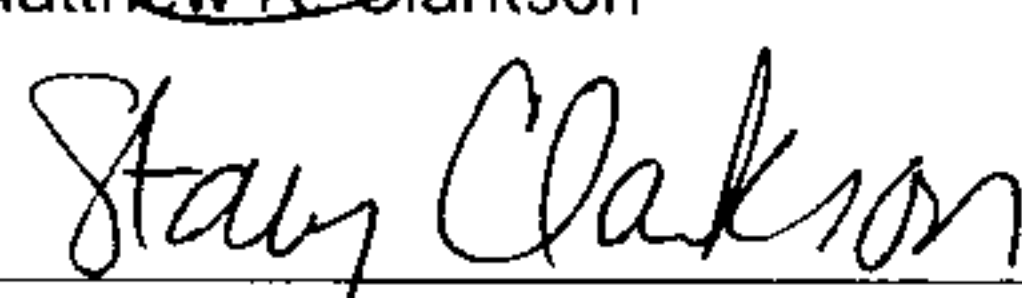
\$180,720.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 15<sup>th</sup> day of December, 2015.

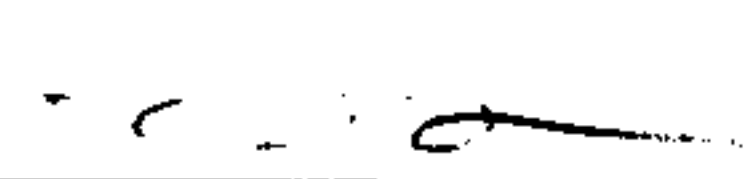
20160706000234490 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/06/2016 01:51:54 PM FILED/CERT

  
Matthew R. Clarkson  
  
Stacy Clarkson

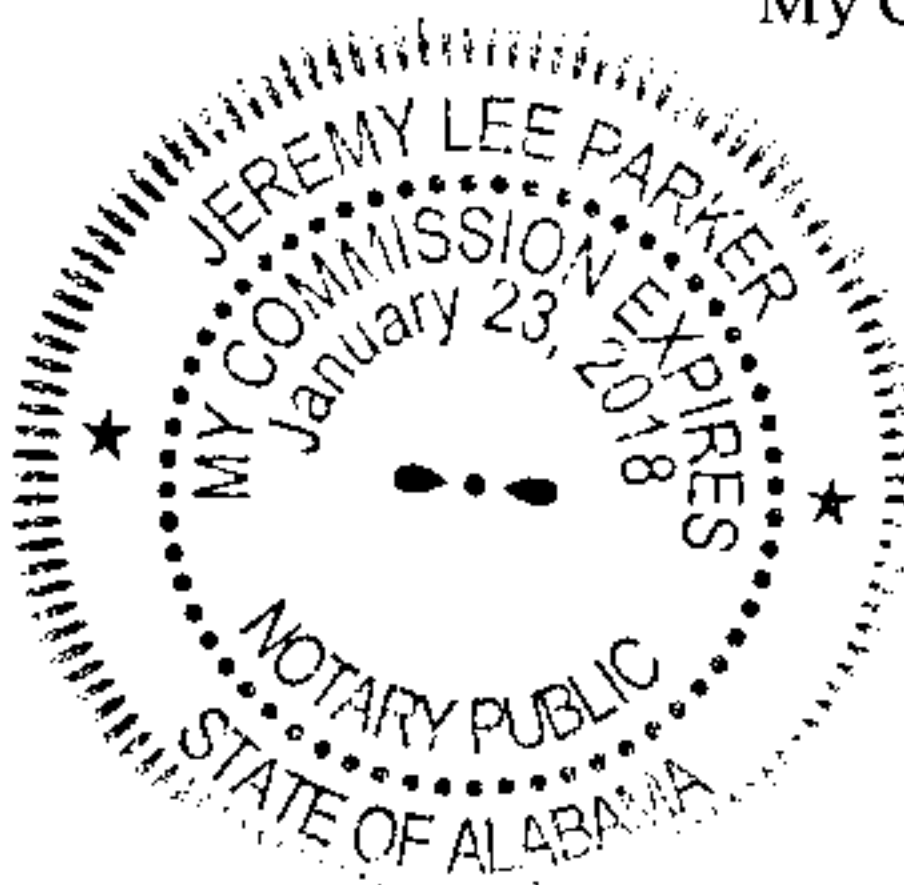
STATE OF Alabama  
County of Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Matthew R Clarkson and wife, Stacy Clarkson whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal, this the 15<sup>th</sup> day of December, 2015.

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

  
Notary Public  
My Commission Expires:

Shelby County, AL 12/16/2015  
State of Alabama  
Deed Tax: \$45.50




## EXHIBIT "A"


### LEGAL DESCRIPTION OF PROPERTY

Unit 131, Building 28 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, 1<sup>st</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20070508000215560, 2<sup>nd</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20070522000237580, 3<sup>rd</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20070606000263790, 4<sup>th</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20070626000297920, 5<sup>th</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20070817000390000, 6<sup>th</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20071214000565780, 7<sup>th</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20080131000039690, 8<sup>th</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20080411000148760, 9<sup>th</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20080514000196360, 10<sup>th</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20080814000326660, 11<sup>th</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20081223000473570, 12<sup>th</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20090107000004030, 13<sup>th</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 20090415000138180, 14<sup>th</sup> Amendment to Declaration of Edenton as recorded in Instrument No. 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, 1<sup>st</sup> Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, and the 2<sup>nd</sup> Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 79, 3<sup>rd</sup> Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 137, 4<sup>th</sup> Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 40, Page 54, and any future amendment 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.

MEC

SC

  
20151216000429360 2/3 \$65.50  
Shelby Cnty Judge of Probate, AL  
12/16/2015 11:38:49 AM FILED/CERT

  
20160706000234490 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/06/2016 01:51:54 PM 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	Matthew R. Clarkson and Stacy Clarkson	Grantee's Name	Brian C. Plott and Brooke Plott
Mailing Address	28131 Portobello Road Birmingham, AL 35242	Mailing Address	122 Cahaba River Parc Birmingham, AL 35243
Property Address	28131 Portobello Road Birmingham, AL 35242	Date of Sale	December 15, 2015
		Total Purchase Price	\$225,900.00
		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

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 December 15, 2015

☐ Unattested

(verified by)

Print: Matthew R. Clarkson

Sign: [Signature]

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

20151216000429360 3/3 \$65.50  
Shelby Cnty Judge of Probate, AL  
12/16/2015 11:38:49 AM FILED/CERT

20160706000234490 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/06/2016 01:51:54 PM FILED/CERT