

Send tax notice to:
JEREMY SCOTT WATKINS
42169 PORTOBELLO ROAD
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016655


20161130000437100 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/30/2016 02:02:05 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$227,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DERYA D. MUELLER and MATTHIAS MUELLER, WIFE AND HUSBAND whose mailing address is: 3209 ROB ROY LANE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by JEREMY SCOTT WATKINS and BRIDGIT HILYER WATKINS whose property address is: 42169 PORTOBELLO ROAD, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 169, Building 42, 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 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 as 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, Ninth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360 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 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map 39, Page 4, the 2" Amended Condominium Plat of Edenton, a Condominium as recorded in Map 39, Page 79, 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137, 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. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017
2. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
3. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.



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4. 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.
5. Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061-024000523450 in the Probate Office of Shelby County, Alabama.
6. 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.
7. Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.
8. Easement to BellSouth, as recorded in Instrument 20060920000466950 and Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250 and Instrument 20061212000601460, Instrument 20070517000230870 and Instrument 20070517000231070 in the Probate Office of Shelby County, Alabama.
10. Declaration of Condominium of Edenton, a Condominium which is recorded in Instrument 20070420000184480, First Amendment to Declaration 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 as 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 2007121400565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690 in the Probate Office of Shelby County, Alabama, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 200804110001487 60, Ninth Amendment to the Declaration of Edenton as recorded in Instrument 20080514000196360 in the Probate Office of Shelby County, Alabama, and any further amendments thereto.
11. Terms and Conditions as set out in Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument No. 20070425000639250, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.
12. 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.
13. Restrictions as set out in Real 54, page 199, in the Office of the Judge of Probate of Shelby County, Alabama.
14. 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.
15. 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.
16. Rights of tenants in possession.

\$232,391.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of November, 2016.

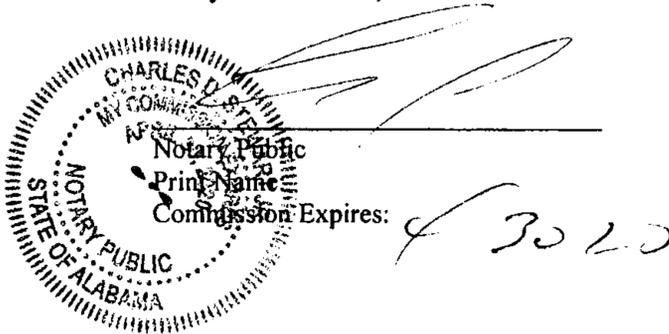
Derya D Mueller
DERYA D. MUELLER *By Derya Diana Mueller*
Matthias Mueller *his Attorney in fact*
MATTHIAS MUELLER BY DERYA
DIANA MUELLER HIS ATTORNEY
IN FACT


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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DERYA D. MUELLER whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of November, 2016.



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify MATTHIAS MUELLER, BY DERYA DIANA MUELLER as his Attorney in Fact whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she, in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 28th day of November, 2016.

