

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
John N. Schaefer
Susan C. Schaefer
4031 Ravensworth Pl.
Roseville, CA 95747

20170317000089710

STATE OF ALABAMA
COUNTY OF SHELBY

) 03/17/2017 08:28:36 AM
) DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eight Thousand and 00/100 Dollars (\$208,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Samuel F. Audia, unmarried

(herein referred to as Grantor) do grant, bargain, sell and convey unto

John N. Schaefer and Susan C. Schaefer, trustees of the Schaefer Trust dated December 18, 2014 (herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Unit 17, Building 4, 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 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 39, page 74, and 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map 39, Page 4; 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 and 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.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this March 16, 2017.

[Signature]
Samuel F. Audia

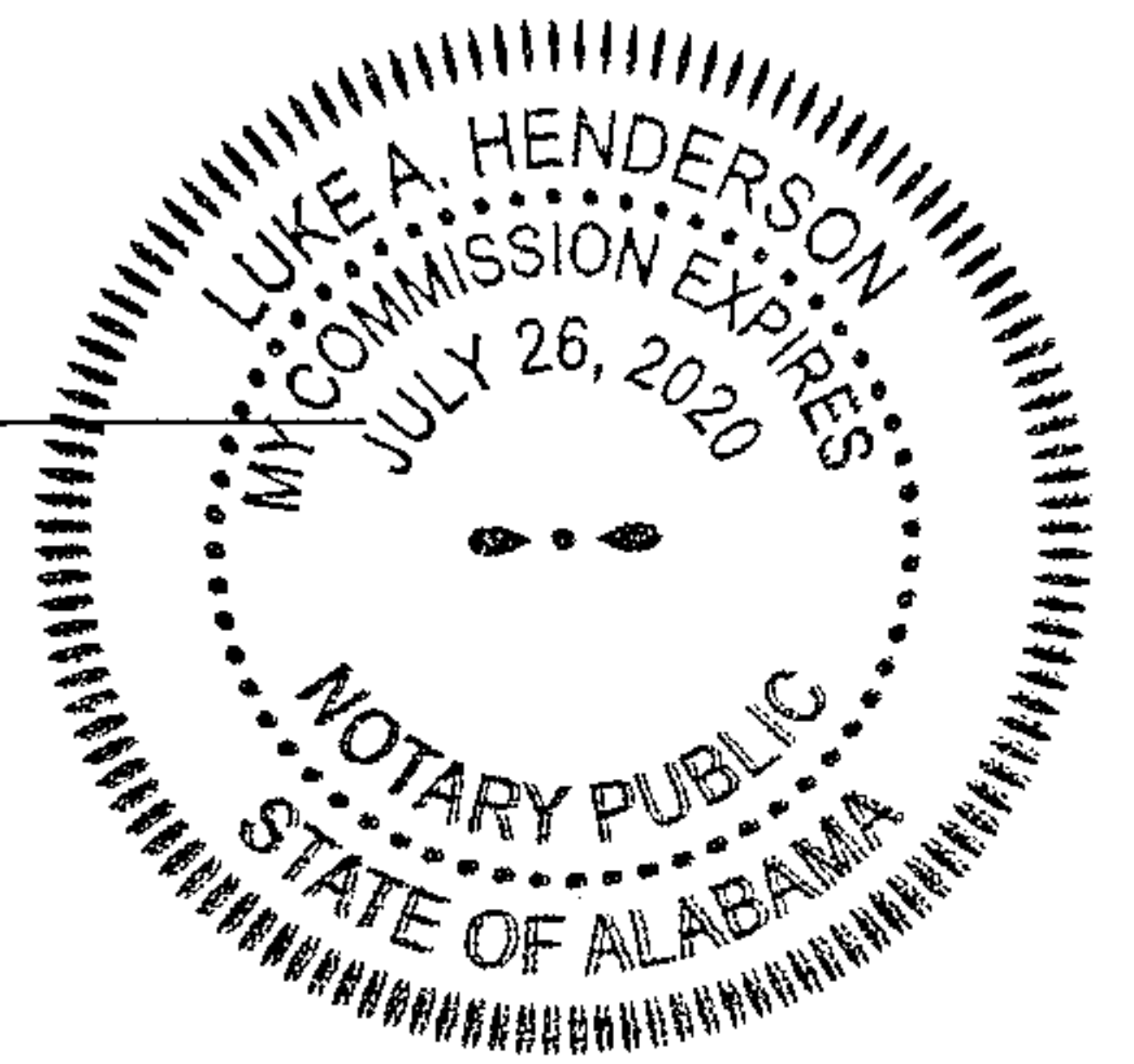
STATE OF ALABAMA
COUNTY OF JEFFERSON

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I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Samuel F. Audia, unmarried, 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 this instrument, Samuel F. Audia executed the same voluntarily on the day the same bears date.

Given under my hand and seal this March 16, 2017.

[Signature]
Notary Public



My Commission Expires: 7-26-2020

Grantor's Address:
2979 Cherokee Road
Mt. Brook, AL 35223

Property Address:
417 Portobello Road
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/17/2017 08:28:36 AM
\$223.00 CHERRY
20170317000089710

[Signature]