

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
Harrelson Law Firm, LLC  
15 Southlake Lane, Ste 130  
Hoover, AL 35244

Send Tax Notice To:  
Teresa T. Hawkins  
1244 Portobello Road  
Birmingham, AL 35242

**WARRANTY DEED**  
**JOINT WITH RIGHT OF SURVIVORSHIP**

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

That in consideration of TWO HUNDRED FOUR THOUSAND and 00/100 Dollars (\$204,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Terry L. Davis, a married man, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Teresa T. Hawkins, a single woman and to Scott G. Akin and Tami Akin, husband and wife, (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" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

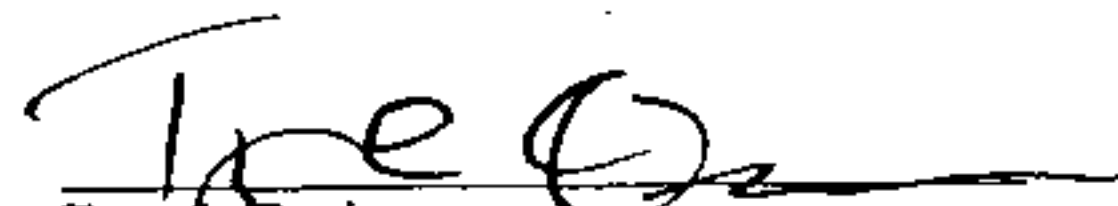
\$173,400.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Subject property does not constitute the homestead of the Grantor nor that of his spouse.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for himself and for his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his 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 hereunto set my hand and seal on this the 11 day of May, 2017.

  
Terry L. Davis

STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry L. Davis, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 11<sup>th</sup> day of May, 2017.

  
NOTARY PUBLIC

My Commission Expires 11/13/2023

Shelby County, AL 05/16/2017  
State of Alabama  
Deed Tax: \$31.00


  
20170516000170080 1/3 \$52.00  
Shelby Cnty Judge of Probate, AL  
05/16/2017 01:05:54 PM FILED/CERT

Exhibit "A"  
Legal Description of Property

Unit 44, Building 12, 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, 2<sup>nd</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3<sup>rd</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, and the 4<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, 7<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, 8<sup>th</sup> 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, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326680, 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 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.



20170516000170080 2/3 \$52.00  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name Terry L. Davis  
Mailing Address 202 College Lane  
Bluffton, SC 29909

Grantee's Name Teresa T. Hawkins  
Mailing Address Scott G. Akin  
1244 Portobello Rd  
Birmingham, AL 35242

Property Address 1244 Portobello Rd  
Birmingham, AL 35242

Date of Sale 5-12-17  
Total Purchase Price \$204,000.00  
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 5-12-17

Print Greg Harrelson

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20170516000170080 3/3 \$52.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1