

Send tax notice to:  
KEVIN BRYAN CLEMENT  
43201 PORTOBELLO RD  
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

2017249

**WARRANTY DEED**

**20170606000198640**  
**06/06/2017 11:18:26 AM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Eight Thousand and 00/100 Dollars (\$228,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID FEEMSTER and DONNA FEEMSTER **whose mailing address** is: 816 Crown Circle, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by KEVIN BRYAN CLEMENT **whose property address** is: 43201 Portobello Rd, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real 41, Page 83 and Deed Book 176, Page 186, in the Probate Office of Shelby County, Alabama.
3. Easement and building lines as shown on recorded map.
4. Right of way granted to Alabama Power Company as set forth in Deed Book 126, Page 187; Deed Book 155, Page 120; Real 105, Page 861 and Real 167, Page 335.
5. Roadway Easement Agreement as recorded in Instrument # 200S1024000S50530 and Instrument #20061024000523450.
6. Restrictive Use Agreement recorded in Instrument # 20051024000550540 and Instrument #20061024000523460.
7. Easement for grading and slope maintenance recorded in Instrument # 20060817000404390.
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 as recorded in Instrument # 20061212000601050; Instrument # 20061212000601060; Instrument # 20060828000422250; 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 Condominium of Edenton as recorded in Instrument # 20070508000215560, Second Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070522000237580, Third Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070606000263790, Fourth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070626000297920, Fifth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070817000390000, Sixth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20071214000565780, Seventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080131000039890, Eighth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080411000148760, Ninth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20080514000196360, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080814000326660, Eleventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20081223000473570 and Twelfth Amendment to Declaration of Condominium of

20081223000473570 and Twelfth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090107000004030 and any amendments thereto.


11. Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument #20070425000639250.
12. Subject to covenants, conditions and restrictions as set forth in the document recorded in Real 54, Page 199, in the Probate Office of Shelby County, Alabama.
13. 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.
14. Rights of others in and to the non-exclusive easement as set out in Instrument # 20051024000550530.


\$182,400.00 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 2nd day of June, 2017.

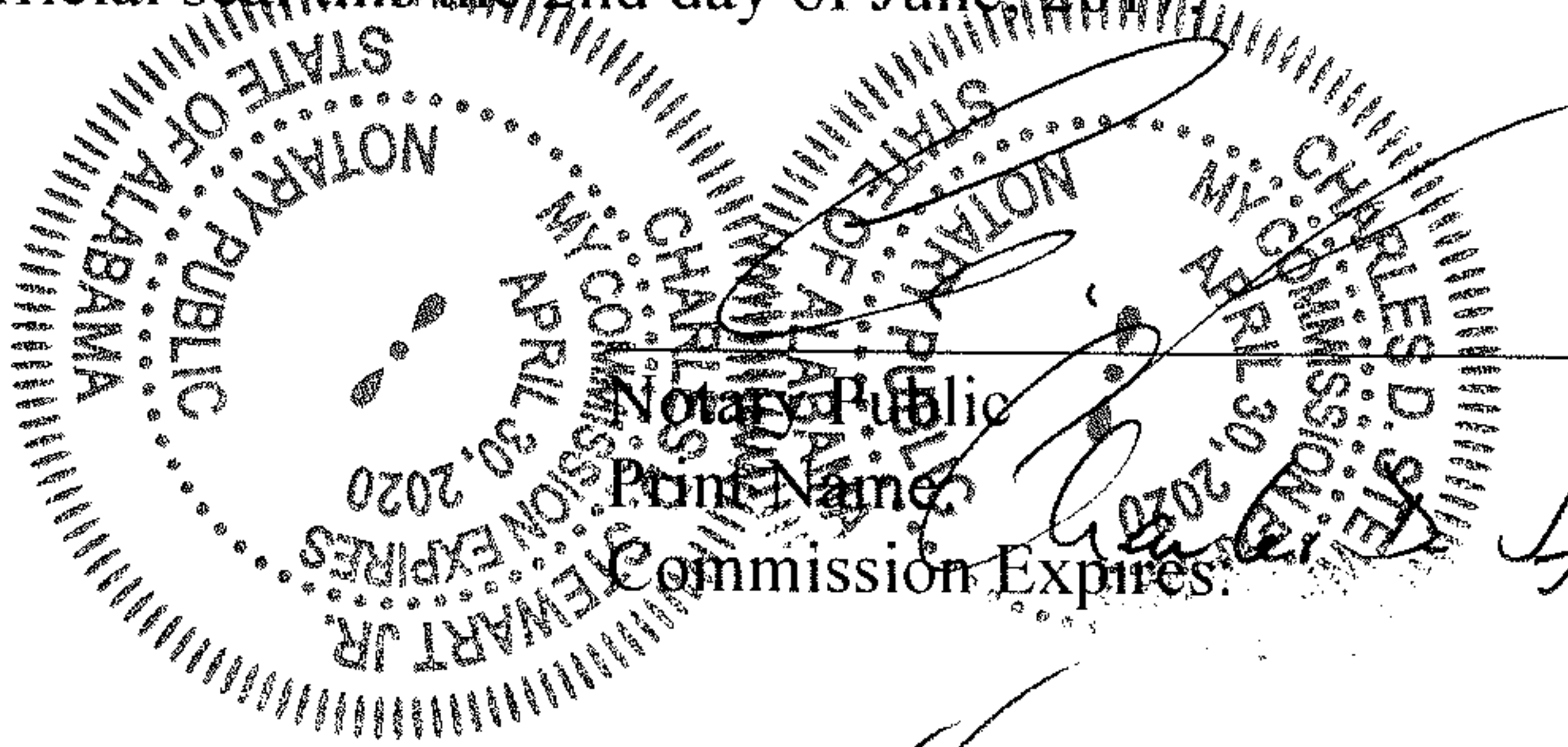
  
DAVID FEEMSTER

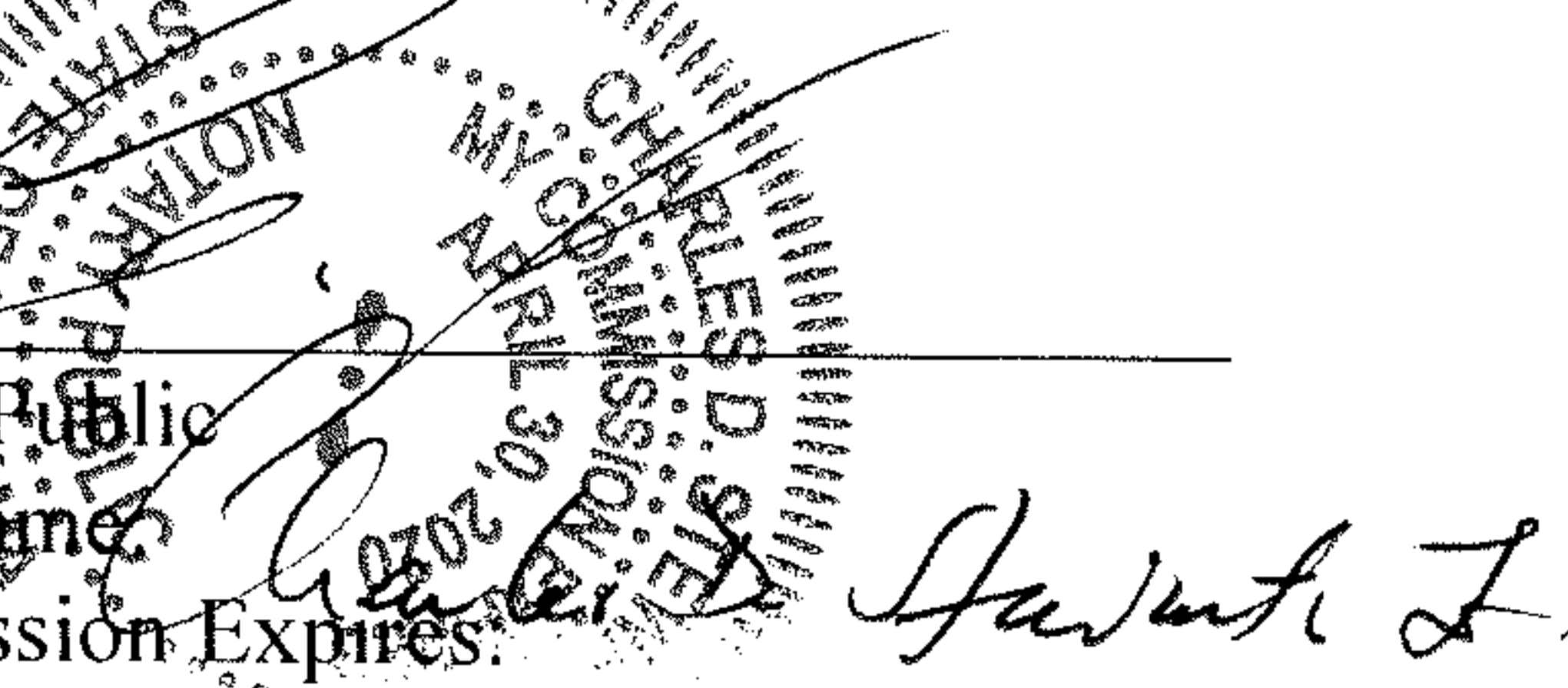
  
DONNA FEEMSTER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID FEEMSTER and DONNA FEEMSTER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of June, 2017

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: April 30, 2020

  
30.20

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Unit 201, Building 43, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Inst. No. 20070420000184480, in the Probate Office of Shelby County, Alabama. First Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20070508000215560, 2nd Amendment recorded in Inst. No. 20070522000237580, 3rd Amendment recorded in Inst. No. 20070606000263790, 4th Amendment recorded in Inst. No. 20070626000297920, 5th amendment recorded in Inst. No. 20070817000390000, 6th Amendment recorded in Inst. No. 20071214000565780, 7th Amendment recorded in Inst. No. 20080131000039690, 8th Amendment recorded in Inst. No. 20080411000148760, 9th Amendment recorded in Inst. No. 20080514000196460, 10th Amendment recorded in Inst. No. 20080814000326660, 11th Amendment recorded in Inst. No. 20081223000473570, 12th Amendment recorded in Inst. No. 20090107000004030, 13th amendment recorded in Inst. No. 20090415000138180, Fourteenth Amendment to Declaration of Condominium of Edenton as recorded in Inst. 20090722000282160 and any amendments thereto, to which Declaration of Condominium a plat is attached as Exhibit "C" thereto, and as recorded in condominium plat of Edenton, a condominium, in Map Book 38, Page 77, 1st amended condominium plat of Edenton, a condominium recorded in Map Book 39, Page 4, 2nd Amended plat recorded in Map Book 39, Page 78, 3rd Amended plat recorded in Map Book 39, Page 137, 4th Amended Condominium, recorded in Map Book 40, Page 54, and any future amendments thereto, articles of incorporation of Edenton Residential Owners Association Inc. as recorded in Inst. No. 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 the certain non-exclusive roadway easement as set out in Inst. No. 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  
06/06/2017 11:18:26 AM  
\$67.00 CHERRY  
20170606000198640

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