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09/06/2017 02:50:25 PM  
DEEDS 1/4

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Send tax notice to:  
Myron V. Dunkin  
23102 Portobello Road  
Birmingham, AL 35242

This instrument prepared by:  
Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Four Thousand Nine Hundred and 00/100 Dollars (\$224,900.00) in hand paid to the undersigned, **Constance E Rhodebeck, an unmarried woman** (hereinafter referred to as "Grantor"), by **Myron V Dunkin** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 102, Building 23, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20070508000215560, 2<sup>nd</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20070522000237580, 3<sup>rd</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20070606000263790, 4<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20070626000297920, 5<sup>th</sup> Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20070817000390000, 6<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20071214000565780, 7<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20080131000039690, 8<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20080411000148760, 9<sup>th</sup> Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080514000196360, 10<sup>th</sup> Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080814000326660, 11<sup>th</sup> Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20081223000473570, 12<sup>th</sup> Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090107000004030, 13<sup>th</sup> Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090415000138180, 14<sup>th</sup> Amendment to Declaration of Condominium 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, 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 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 that certain Non-Exclusive Roadway Easement as set out in Instrument No. 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.**

**BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.**

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Constance E. Rhodebeck is the surviving Grantee in that certain deed recorded in Instrument No 20091125000437660 in the Probate Office of Shelby County, Alabama; the other Grantee, Charles M. Rhodebeck having died on or about the 27th day of February, 2011.

**TO HAVE AND TO HOLD** to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set her signature and seal on this the 18<sup>th</sup> day of August, 2017.

Constance E Rhodebeck  
Constance E Rhodebeck

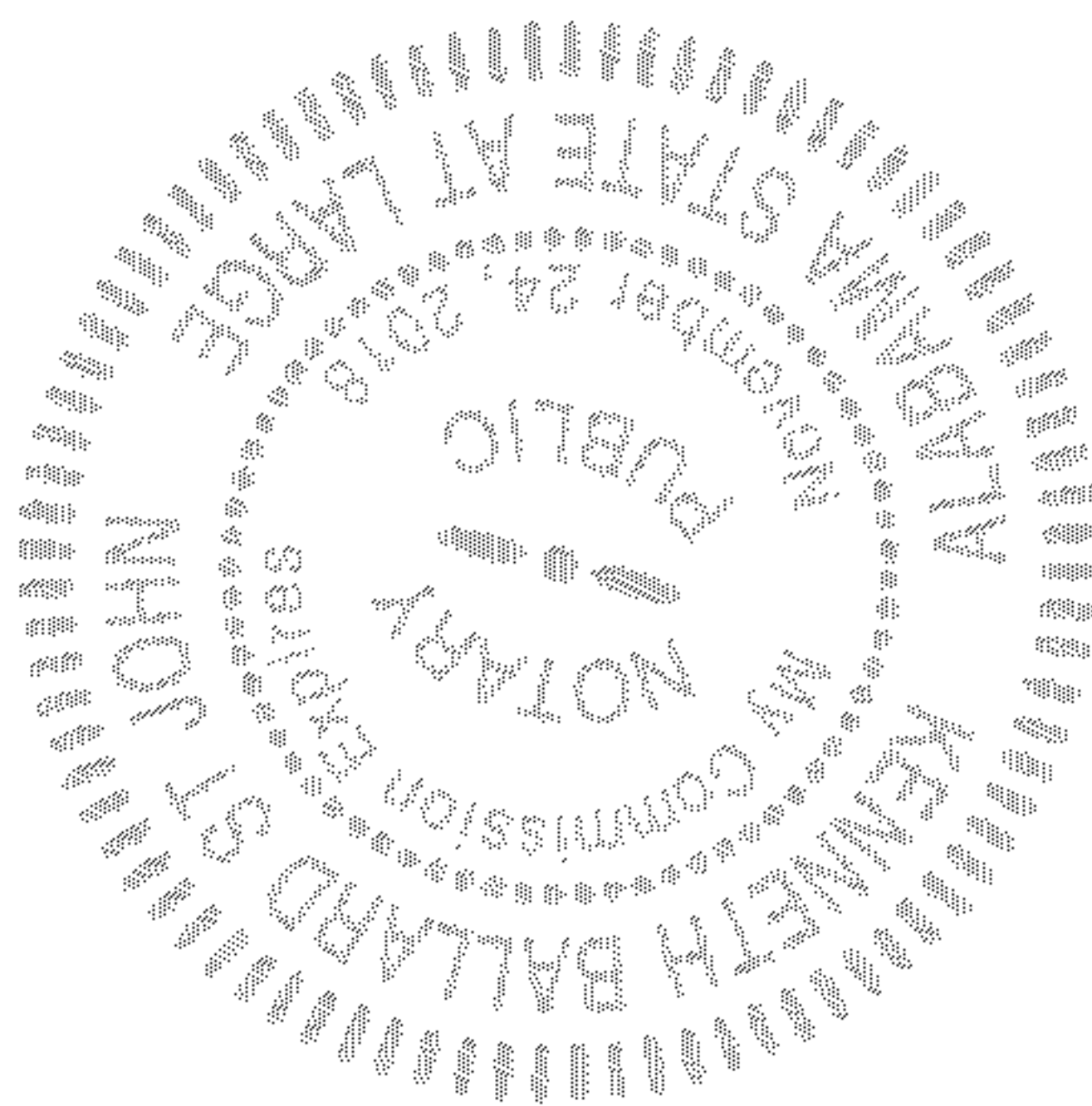
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Constance E Rhodebeck, an unmarried woman, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 18<sup>th</sup> day of August, 2017

(Notary Seal)

[Signature]  
Notary Public  
Print Name: Kenneth Ballard FJM  
Commission Expires: 11/24/2018



**Real Estate Sales Validation Form**

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

Grantor's Name Constance E. Anodebeck Grantee's Name Myron V. Dunkin  
 Mailing Address 505 12 E. Gamble St. Mailing Address 23102 Portobello Rd  
Mount Vernon, OH 43050 Birmingham, AL 3524

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Property Address 23102 Portobello Rd. Date of Sale 8/18/17  
Birmingham, AL 35242 Total Purchase Price \$ 224,900  
 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  Appraisal  
 Sales Contract  Other  
 Closing Statement

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.

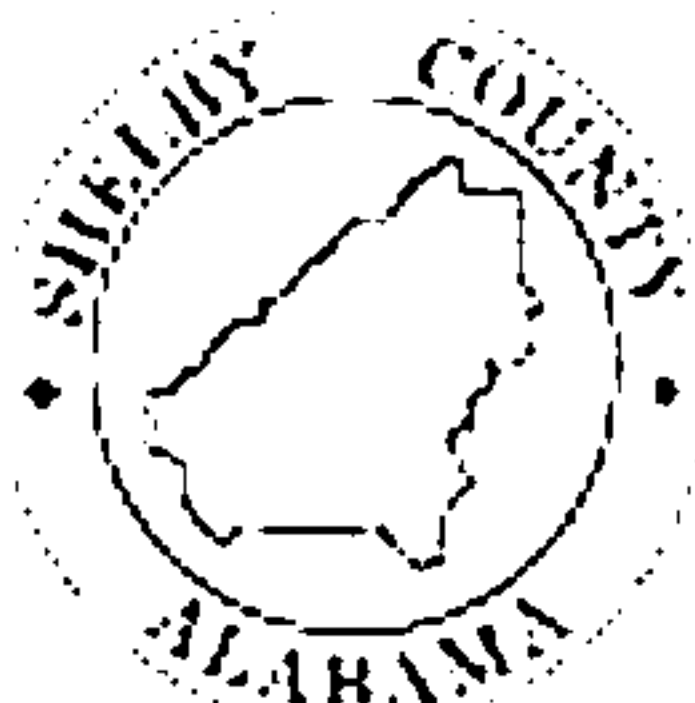
Actual value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 8/18/17 Print Courtney Snow  
 Unattested \_\_\_\_\_ Sign Courtney Snow  
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 09/06/2017 02:50:25 PM  
 \$249.00 CHERRY  
 20170906000325830

*[Handwritten Signature]*