


Send tax notice to:
OTIS MYLES SMITH and OTIS SMITH
1771 PORTOBELLO ROAD
BIRMINGHAM, AL 35242


20171107000404720 1/3 \$266.00
Shelby Cnty Judge of Probate, AL
11/07/2017 03:17:30 PM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Forty-Five Thousand and 00/100 (\$245,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **BRENT FIELDER and ANGELA FIELDER, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **OTIS MYLES SMITH and OTIS SMITH**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

Unit 71, Building 17A, 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, 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 Condominiums 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 20080131000039890, 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, Tenth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, Eleventh Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20081222000184480, Twelfth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030, Thirteenth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180, Fourteenth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 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, 1st Amended Condominium Plat of Edenton, a Condominium, as recorded in Map Book 39, Page 4, and the 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, 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.

OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

Subject to easements, restrictive covenants, reservations, conditions, set back lines, limitations, and rights of way as shown by public records.

Subject to any mineral or mining rights leased, granted or retained by prior owners.

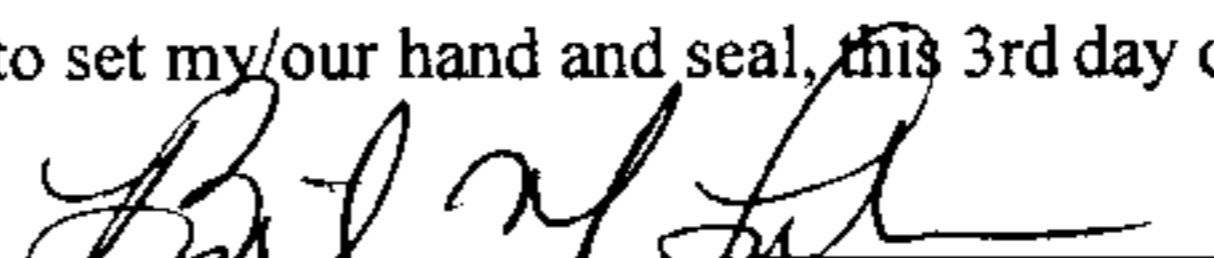
Subject to ad valorem taxes for the current year and subsequent years.


TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 3rd day of November, 2017.

Shelby County, AL 11/07/2017
State of Alabama
Deed Tax: \$245.00


BRENT FIELDER


ANGELA FIELDER

BY  Attorney-in-fact
BRENT FIELDER, ATTORNEY-IN-FACT

STATE OF ALABAMA
COUNTY OF JEFFERSON

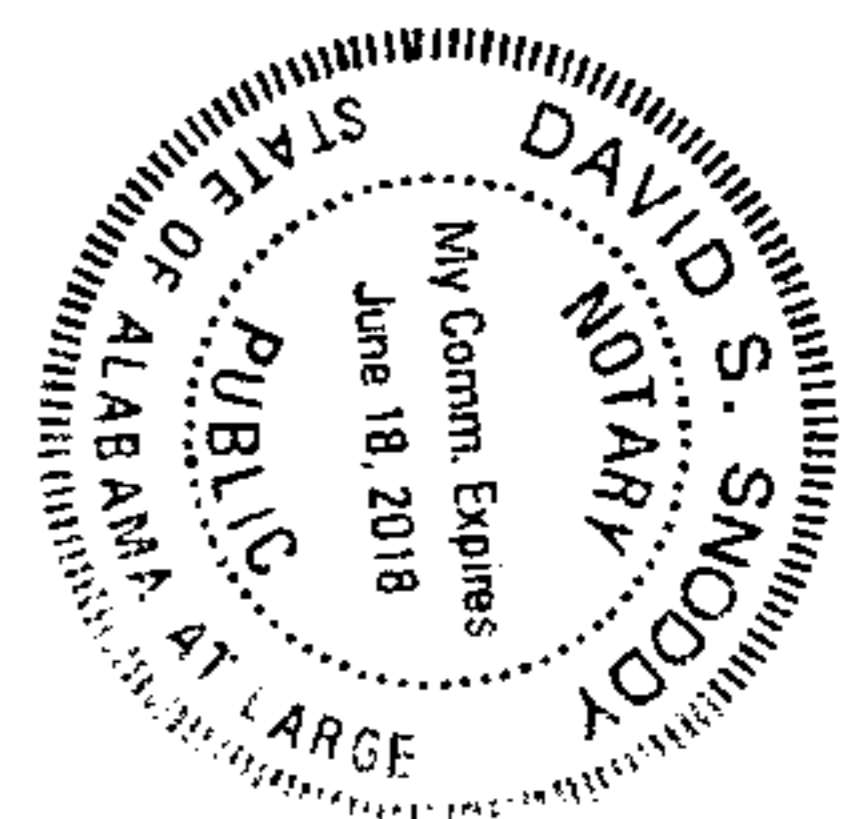
I, the undersigned, a Notary Public in and for said State and County, hereby certify that BRENT FIELDER and ANGELA FIELDER, BY BRENT FIELDER, ATTORNEY-IN-FACT is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he individually and in his capacity of Attorney-in-Facto for Angela Fielder and with full authority executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 3rd day of November, 2017.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243




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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 BRENT FIELDER

Grantee's Name OTIS MYLES SMITH

Mailing Address: 1424 Legacy Dr.
Birmingham AL 35242

Mailing Address: 1771 PORTOBELLO ROAD
BIRMINGHAM, AL 35242

Property Address 1771 PORTOBELLO ROAD
BIRMINGHAM, AL 35242

Date of Sale November 3, 2017
Total Purchaser Price \$245,000.00

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

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date NOVEMBER 3, 2017

Print

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

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