


**STATE OF ALABAMA)
JEFFERSON COUNTY)**


20180802000274220 1/3 \$34.50
Shelby Cnty Judge of Probate, AL
08/02/2018 08:25:16 AM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of two hundred seventy thousand and no/100 dollars (\$270,000.00) being the contract price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, John Randolph Dabney and spouse, Judith E. Dabney (**Grantors**) whose address is 201 Wild Rice Road, Simpsonville, SC 29681 do grant, bargain, sell and convey unto William P. Welsh and Jeanne E. Welsh (**Grantees**) whose address is 2289 Portobello Road, Birmingham, AL 35242, as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Unit 89, Building 22, 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 Condominium 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 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 Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180, Fourteenth Amendment to 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. aka 2289 Portobello Road, Birmingham, AL 35242

Subject to:

Ad valorem taxes due October 1, 2018.

Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187, Deed Book 185, page 120, Real 105, page 861 and Real 167, page 335.

Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450.

Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460.

Easement for grading and slope maintenance recorded in Instrument 20060817000404390.

Easement to BellSouth, as recorded in Instrument 20060920000466950, Instrument 20070125000038780, and Instrument 20100126000024800.

Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870, Instrument 20070517000231070, and Instrument 20100121000020230.

Declaration of Condominium of Edenton, a Condominium, which is recorded in Instrument 20070420000184480, First Amendment to Declaration 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 Condominium 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 Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, Eleventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20081223000473570, Twelfth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030, Thirteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180, Fourteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090722000282160 and further amendments thereto.

Articles of Incorporation of Edenton Residential Owners Association Inc as recorded in Instrument 20070425000639250.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 41, page 83 and Deed Book 176, Page 186.

Restrictions as set out in Real 54, page 199.

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.

Rights of others in and to the non-exclusive easement as set out in Easement Agreement in Instrument 20051024000550530.

Exclusive Access and Easement agreement granted to Alexander Jones in Instrument 20080616000243110.

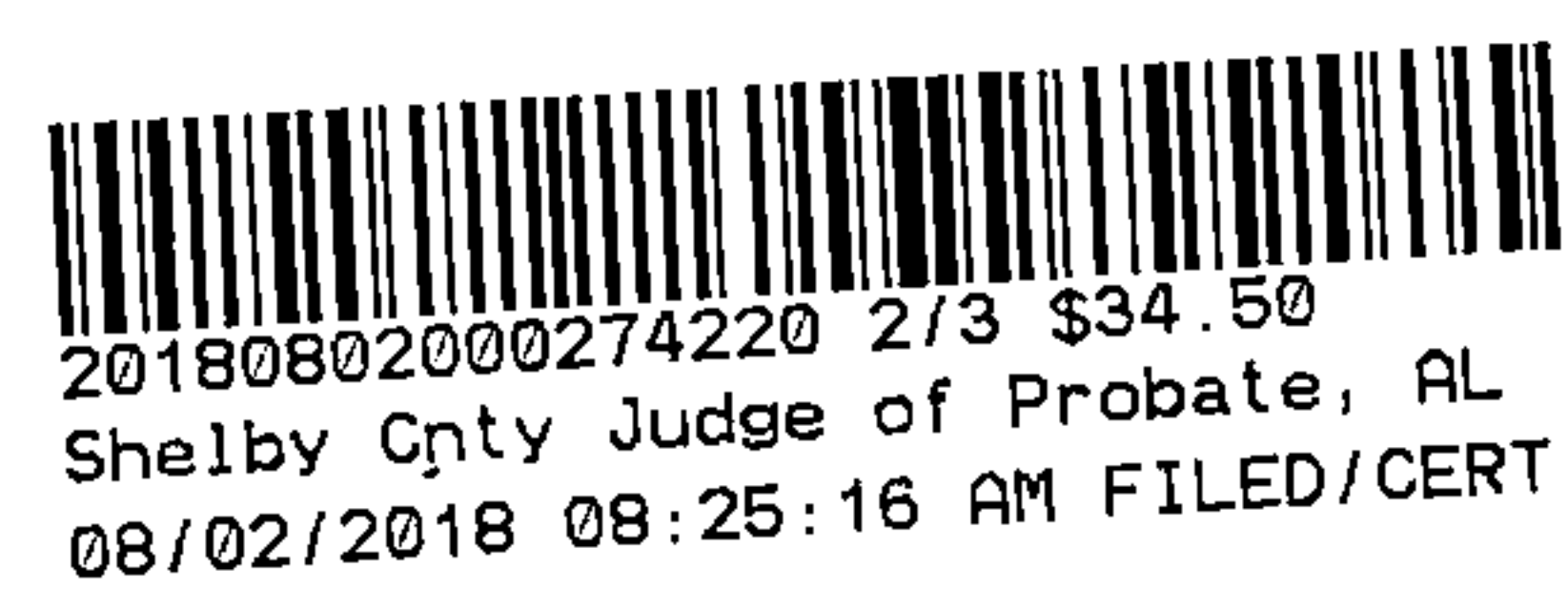
Sanitary Sewer Easement granted to SWWC Utilities in Instrument 20090126000023560.

\$256,500.00 of the consideration was paid from the proceeds of a purchase money mortgage loan.

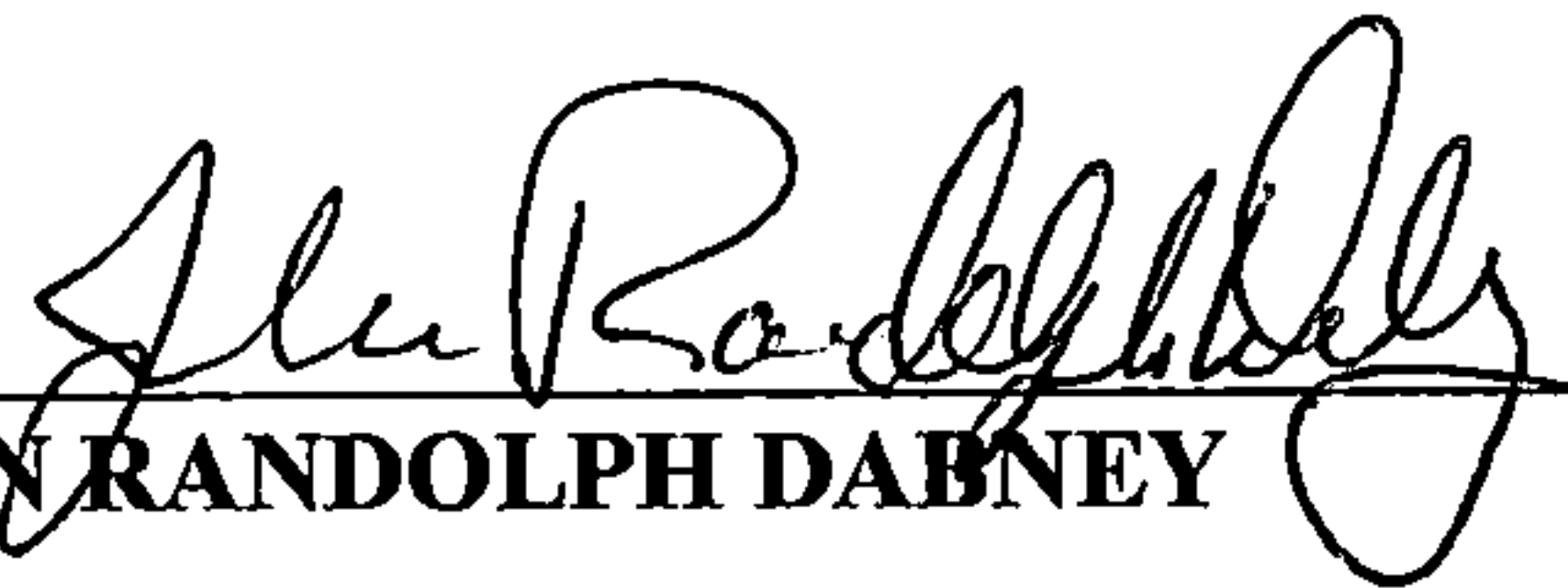
TO HAVE AND TO HOLD unto the said **Grantees** as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

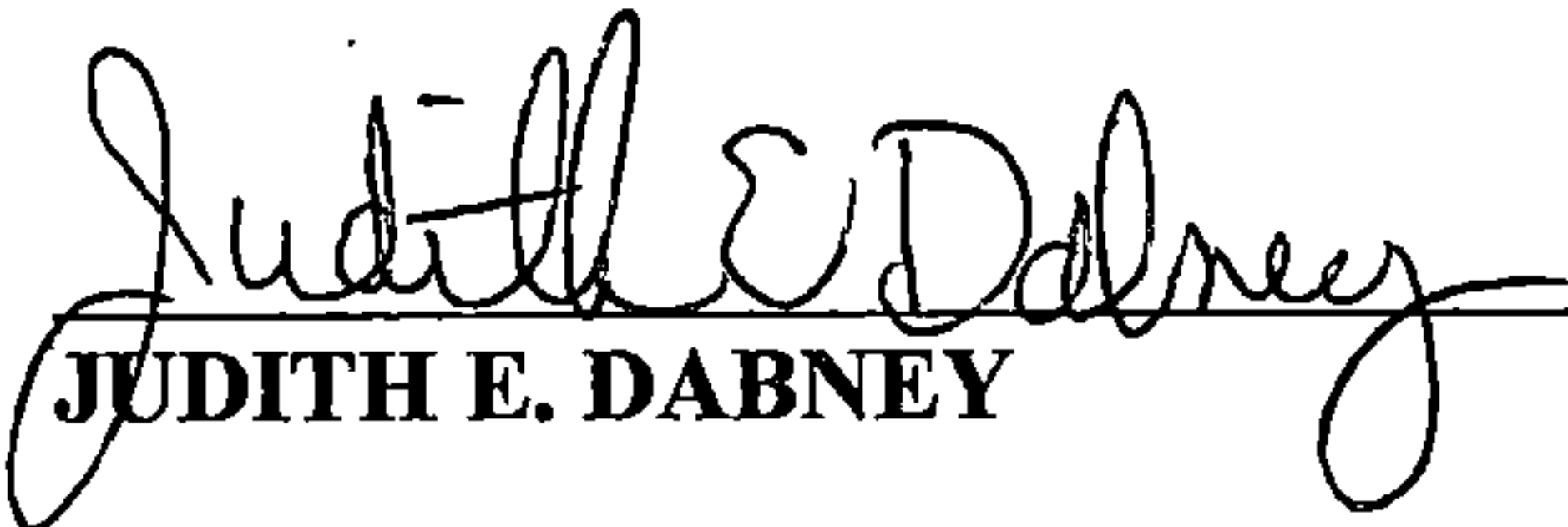
And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantors** have caused this conveyance to be executed this the 28th



_____ day of July, 2018.

 SEAL
JOHN RANDOLPH DABNEY


 SEAL
JUDITH E. DABNEY

State of South Carolina
County of Greenville

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John Randolph Dabney and spouse, Judith E. Dabney whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 28 day of July, 2018.

MUST AFFIX SEAL

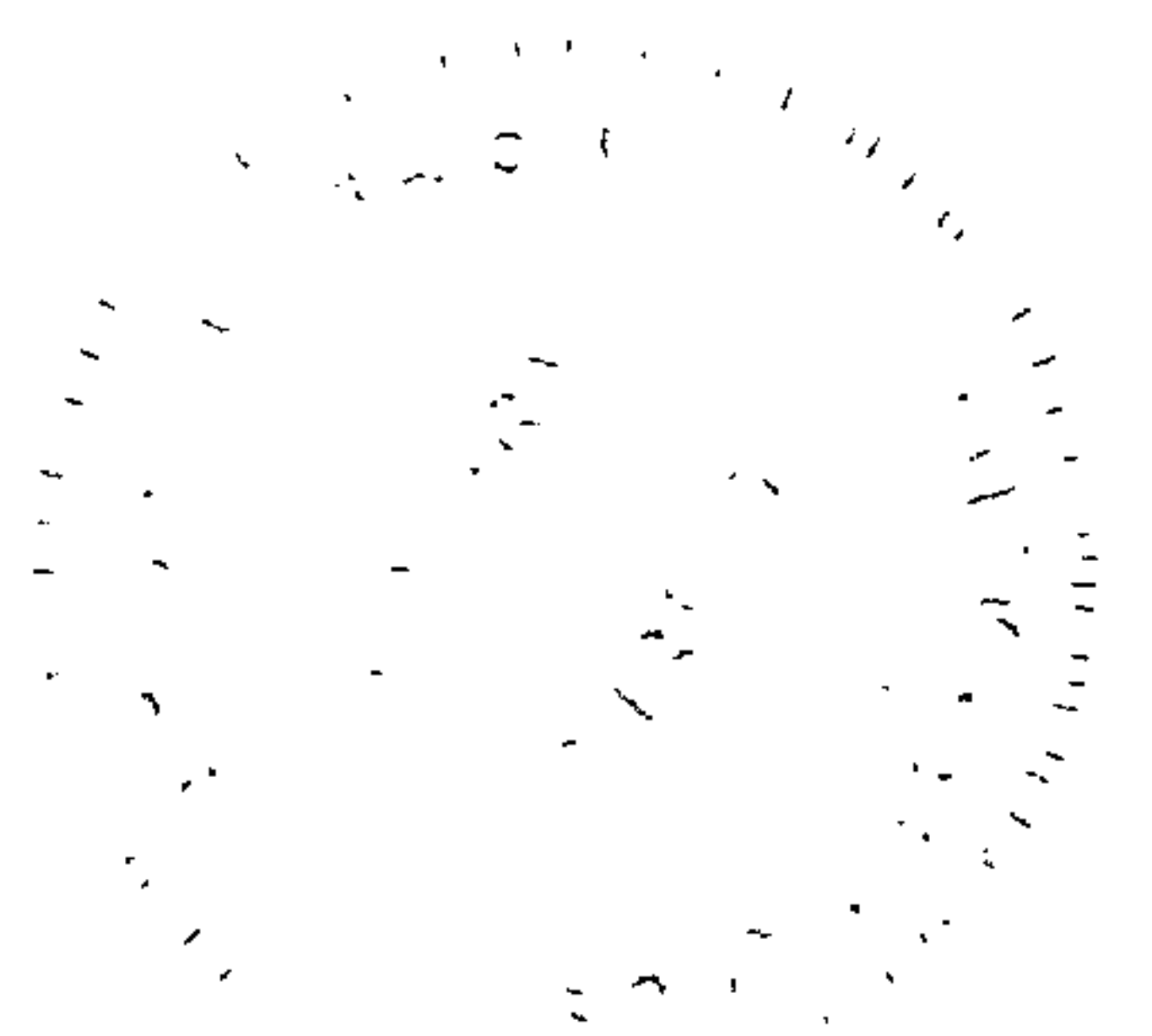

Notary Public My Commission Expires
Commission Expires: April 10, 2028

This Instrument Prepared By:

Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205 879 3400
File 218156

Send Tax Notice To:

William P. Welsh
Jeanne E. Welsh
2289 Portobello Road
Birmingham, AL 3542
#02-7-25-4-991-089.000



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