



20180802000274770 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/02/2018 09:53:03 AM FILED/CERT

18-1001

This instrument prepared by:
Marcus Hunt, Attorney
2870 Old Rocky Ridge Rd.
Suite 160
Birmingham, AL 35243

SEND TAX NOTICE TO:
Mary L Glasgow
312 Portobello Rd.
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Forty Five Thousand Dollars and No Cents (\$245,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Matthew F. Eady and Christina M. Eady**, a married couple, whose address is:

4066 Somerset Ridge Blvm, AL 35242

(hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Mary L Glasgow**, whose address is:

312 Portobello Rd., Birmingham, AL 35242

(hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Unit 12, Building 3, 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, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton a Condominium, in Map Book 38, page 77, 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.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third-party mortgage in the amount of \$145,000.00 executed and recorded simultaneously herewith.

Christina M. Eady is one and the same as Christina M. Sutton, who acquired title under instrument #20070514000224460, dated 05/08/07 and recorded 05/14/07, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31 day of July, 2018.

Matthew F. Eady

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Jesse Bandy**, whose name(s) 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 31 day of July, 2018.

Nedra McClinton Garrett

Notary Public

My commission expires: 6/26/20

Christina M. Eady by Matthew F. Eady, as Attorney-in-Fact



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Matthew F. Eady, as Attorney-in-Fact for Christina M. Eady, 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 she, in his capacity as such Attorney-in-Fact and with full authority executed the same voluntarily on the day and same bears date.

Given under my hand and official seal on this 31 day of July, 2018.

Nedra McClinton Garrett

Notary Public

My commission expires: 6/26/20



Shelby County, AL 08/02/2018
State of Alabama
Deed Tax: \$100.00

Probate Judge,