

This instrument was prepared by:

J. Brandon Cooper
The Cooper Law Firm, PC
P.O. Box 320
Helena, AL 35080

Send Tax Notice To:
William Edward Norman
3409 River Bend Road
Mountain Brook, AL 35243

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20190104000004100 1/4 \$265.50
Shelby Cnty Judge of Probate, AL
01/04/2019 02:26:52 PM FILED/CERT

Know All Persons by These Presents: That in consideration of ONE HUNDRED DOLLARS AND NO CENTS (\$100.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

JOSEPH E. NORMAN a deceased man and SHIRLEY N. NORMAN a widowed woman

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

WILLIAM EDWARD NORMAN, Trustee, or his successor in interest, of the SHIRLEY N. NORMAN Living Trust dated December 27, 2018, and any amendments thereto.

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

1. Subject to: Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Subject to: Anything revealed by observation, right-of-ways, easements, covenants, reservations, liens, mortgages, restrictions and any rights of redemption, of record, if any. See Exhibit "A"
3. Grantor and Grantee herein acknowledge that no tax advice, no Medicaid advice, and no Medicare advice was rendered to the Grantor(s) nor Grantee(s) herein.
4. No title exam requested or performed.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever 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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will

and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

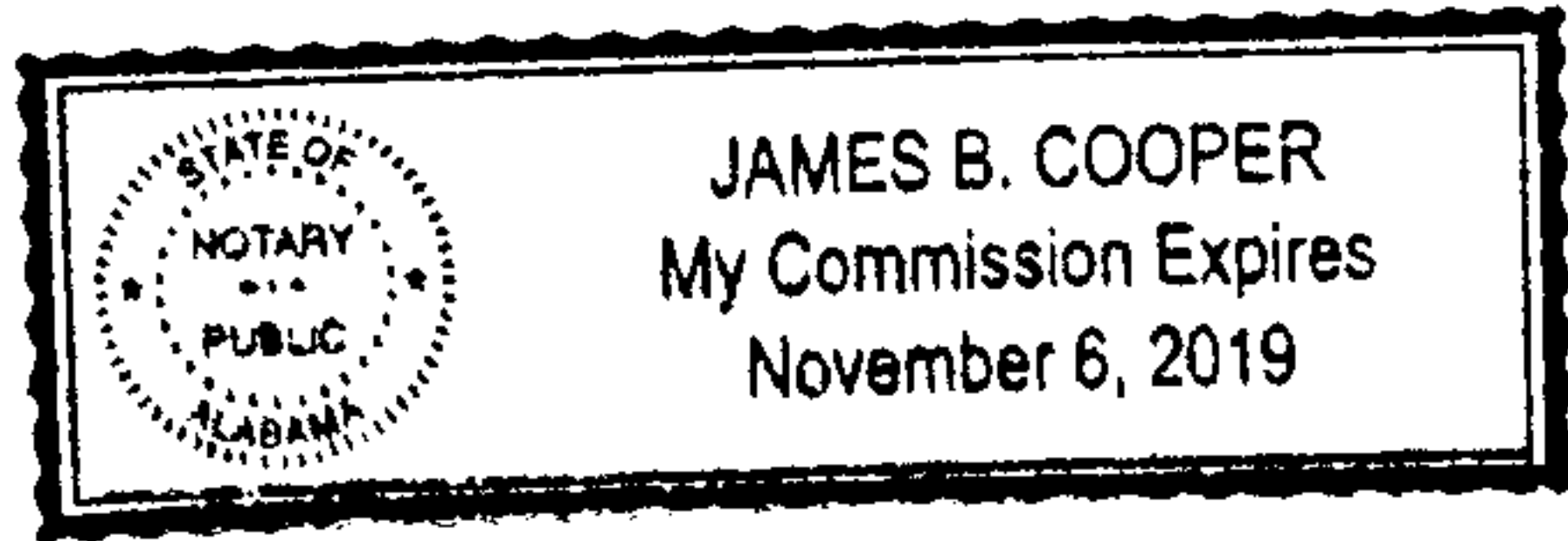
IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 27th day of December, 2018.

Shirley N. Norman (Seal)
SHIRLEY N. NORMAN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **SHIRLEY N. NORMAN** widowed woman whose names are signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of December, 2018.



James B. Cooper
Notary Public

My Commission Expires: November 6, 2019

20190104000004100 2/4 \$265.50
Shelby Cnty Judge of Probate, AL
01/04/2019 02:26:52 PM FILED/CERT

EXHIBIT "A"

Unit 27, Building 7, 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 20070508000215560, Second Amendment to the Declaration of Condominium Edenton as recorded in 20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in 20070606000263790, Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, an 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: (1) Current taxes; (2) 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 in the Probate Office of Shelby County, Alabama; (3) Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Investment 20061024000523450 in the Probate Office of Shelby County, Alabama; (4) Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460 in the Probate Office of Shelby County, Alabama; (5) Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama; (6) Easement to Bellsouth, as recorded in Instrument 20060920000466950 in the Probate Office of Shelby County, Alabama; (7) Easement to Alabama Power recorded in Instrument 20061212000601460, Instrument 20061212000601060, Instrument 20060828000422250 and Instrument 20061212000601460 in the Probate Office of Shelby County, Alabama; (8) Declaration of Condominium of Edenton, a 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 20070508000215560, Second Amendment to the Declaration of Condominium Edenton as recorded in 20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in 20070606000263790, Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920 and any amendments thereto; (9) 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; (10) Title to all mineral rights 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 in the Probate Office of Shelby County, Alabama; (11) Restrictions as set out in Real 54, Page 199, in the Office of the Judge of Probate of Shelby County, Alabama; (12) Assignment of Conveyance with Development Agreements and Restrictive Covenants by and between Cahaba Land Associates LLC and Cahaba Beach Investments LLC as recorded in Instrument 20051024000550520, in the Office of the Judge of Probate of Shelby County, Alabama; (13) Rights of others in and to the non-exclusive easement as set out in Easement Agreement in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.



20190104000004100 3/4 \$265.50
Shelby Cnty Judge of Probate, AL
01/04/2019 02:26:52 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Shirley N. Norman
Mailing Address 727 Portobello Road
Birmingham, AL 35242

Grantee's Name Shirley N. Norman Living Trust
Mailing Address Dated 12/27/2018
727 Portobello Road
Birmingham, AL 35242

Property Address 727 Portobello Road
Birmingham, AL 35242

Date of Sale 12/27/2018

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 241,400

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
Sales Contract
Closing Statement
Appraisal
Other Property Tax

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

Print SHIRLEY N NORMAN

Sign Shirley N. Norman
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20190104000004100 4/4 \$265.50
Shelby Cnty Judge of Probate, AL
01/04/2019 02:26:52 PM FILED/CERT

d by)

Print Form

Form RT-1