

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
David A. McLain and Pamela F. McLain  
5200 Greystone Way  
Birmingham, AL 35242

20190212000045350  
02/12/2019 12:40:15 PM  
DEEDS 1/3

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Fifty-Seven Thousand And No/100 Dollars (\$257,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Karen Jacobs, a single person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto David A. McLain and Pamela F. McLain (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

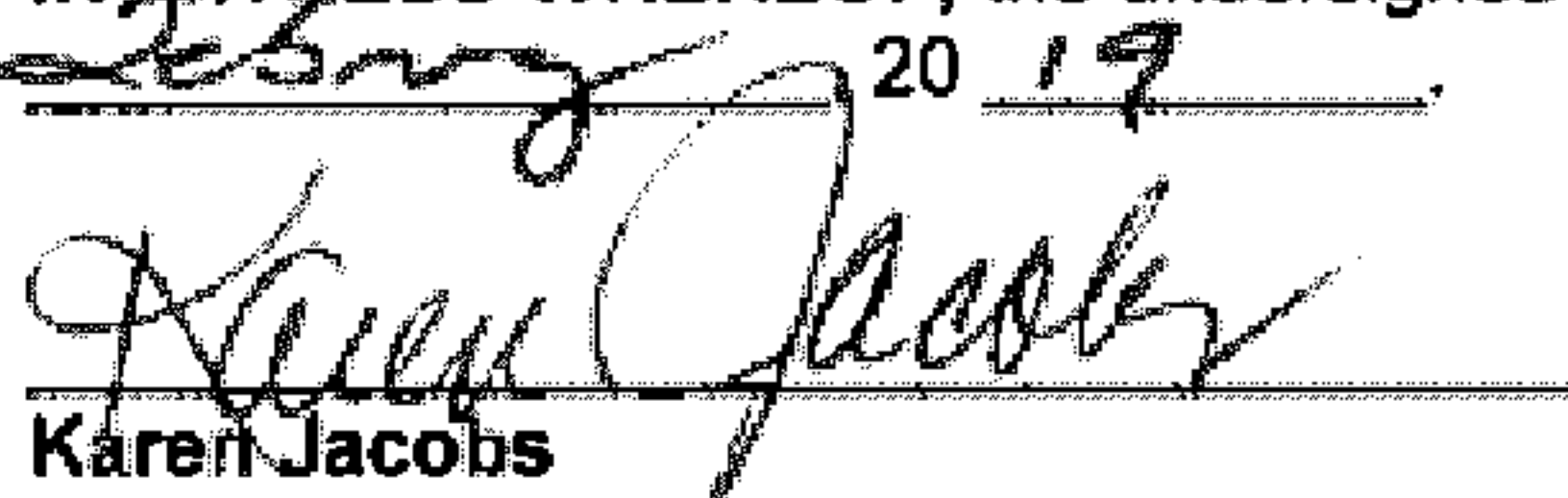
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 7<sup>th</sup> day of

February 20 19  
  
Karen Jacobs

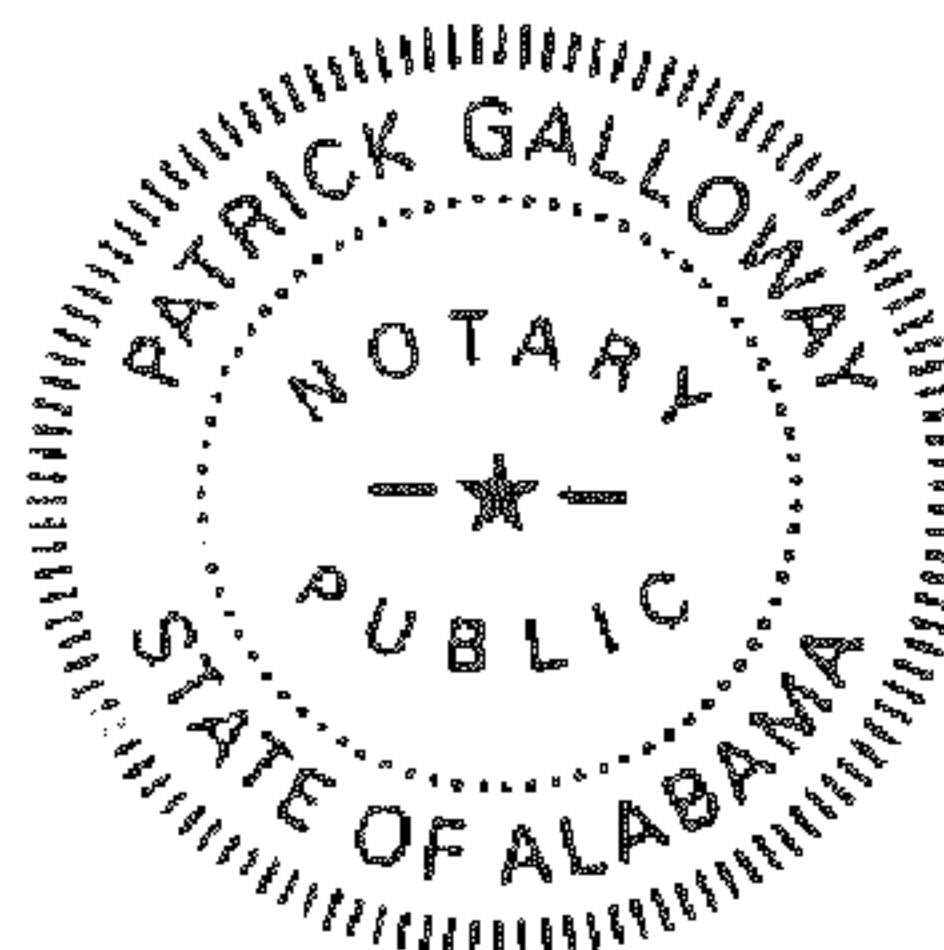
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Jacobs 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 7<sup>th</sup> day of February, 2019.

  
Notary Public

My commission expires: 10-4-21



## **EXHIBIT "A"**

Unit 53, Building 13, 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, Second Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070522000237580, Third Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070606000263790, Fourth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070626000297920, Fifth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070817000390000, Sixth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument # 20071214000565780, Seventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20080131000039890, Eighth Amendment to 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 Declaration of Condominium of Edenton as recorded in Instrument # 20090107000004030, Thirteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20090415000138180 and 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 as the Condominium Plat of Edenton a Condominium, in Map Book 38, Page 77, and First 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, and the 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137 and the 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.

**20190212000045350 02/12/2019 12:40:15 PM DEEDS 2/3**

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

Grantor's Name Karen Jacobs

Mailing Address 1353 Portobello Rd.  
Birmingham, AL 35242

Grantee's Name David A. McLain and Pamela F. McLain

Mailing Address 5200 Greystone Way  
Birmingham, AL 35242Property Address 1353 Portobello Rd.  
Birmingham, AL 35242

Date of Sale February 7, 2019

Total Purchase Price \$255,000.00

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☐ Sales Contract☒ Closing Statement☐ Appraisal☐ Other:

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 - Karen Jacobs, 1353 Portobello Rd., Birmingham, AL 35242.

Grantee's name and mailing address - David A. McLain and Pamela F. McLain, , .

Property address - 1353 Portobello Rd., Birmingham, AL 35242

Date of Sale - February 7, 2019.

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.

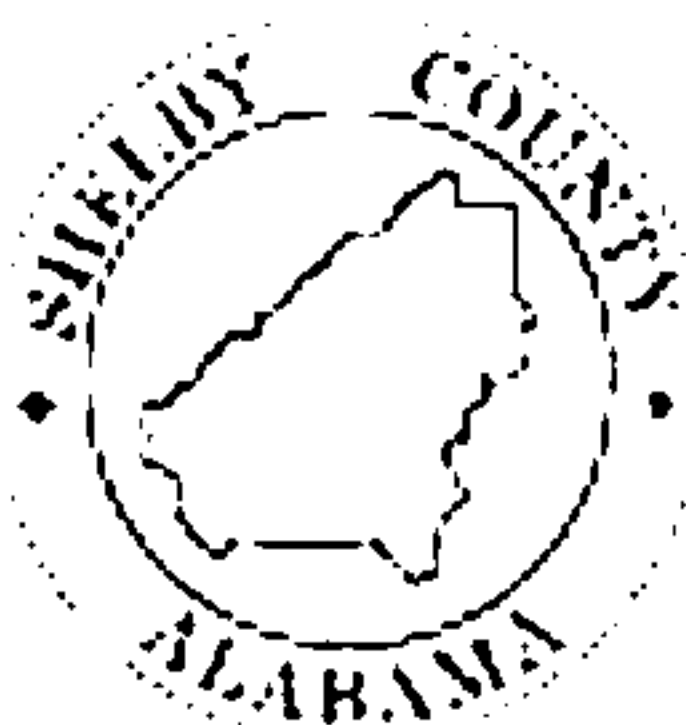
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
current use valuation, of the property as determined by the local official charged with the responsibility of valuing  
property for property tax purposes with be used and the taxpayer will 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: February 7, 2019

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/12/2019 12:40:15 PM  
\$278.00 CHARITY  
20190212000045350