

Send tax notice to:
FRANCINE MARIE MONTGOMERY
2290 PORTOBELLO ROAD
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2019284

WARRANTY DEED

20190514000163230
05/14/2019 02:50:12 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **RICHARD J EULER and SANDRA C EULER, HUSBAND AND WIFE** whose mailing address is: 220 Amber Gate Cir Pelham AL 35124 (hereinafter referred to as "Grantors") by **FRANCINE MARIE MONTGOMERY** whose property address is: **2290 PORTOBELLO ROAD, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records in Real 41, page 83, Deed Book 176, Page 186, and Book 121, Page 414.
3. Articles of Incorporation of Edenton Residential Owners Association, Inc. recorded in Instrument 20070425000639250, of the Probate Records of Shelby County, Alabama.
4. 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.
5. Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450 in the Probate Office of Shelby County, Alabama.
6. 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.
7. Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.
8. Easement to BellSouth, as recorded in Instrument 20060920000466950 and Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250 and Instrument 20061212000601460 Instrument 20070517000230870 and Instrument 20070517000231070 in the Probate Office of Shelby County, Alabama.
10. 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, in the Office of the Judge of Probate of Shelby County, Alabama.
11. 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.

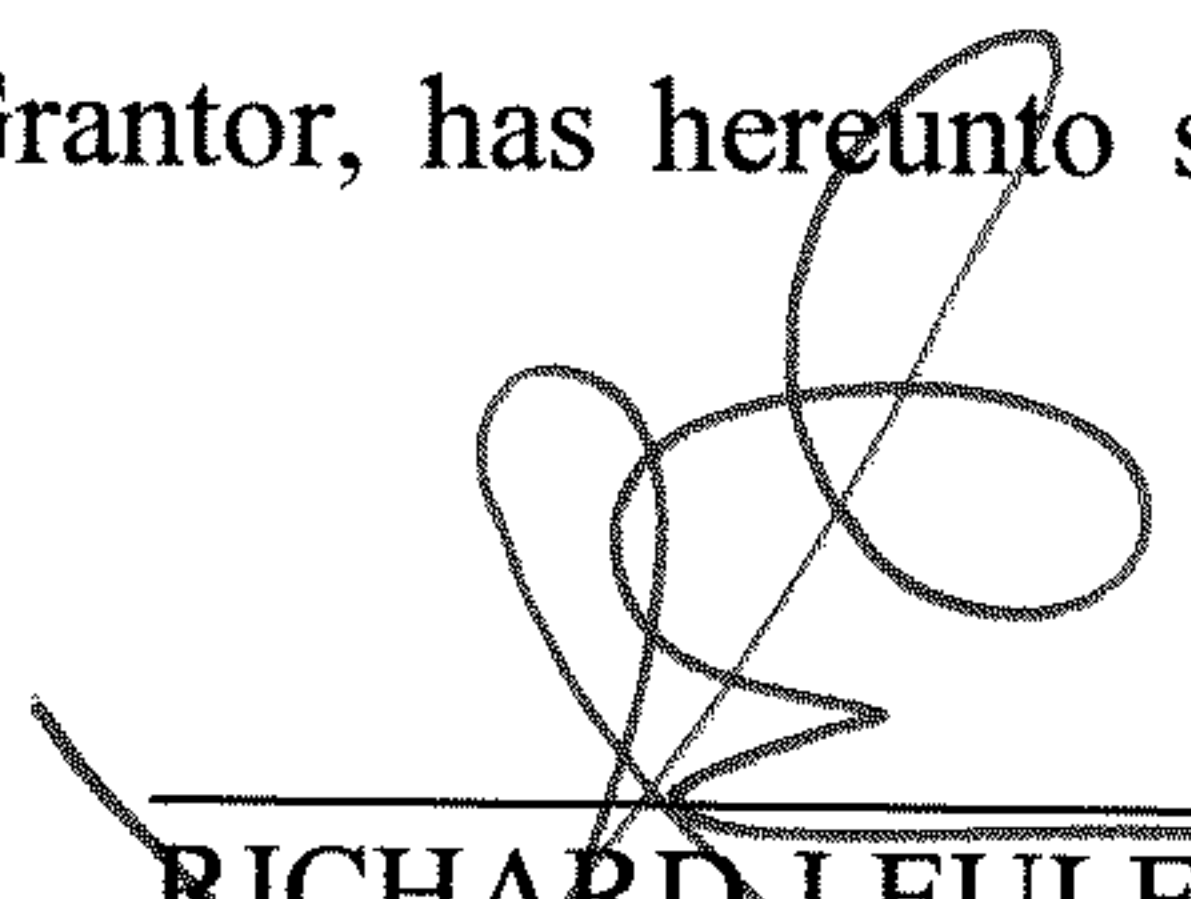
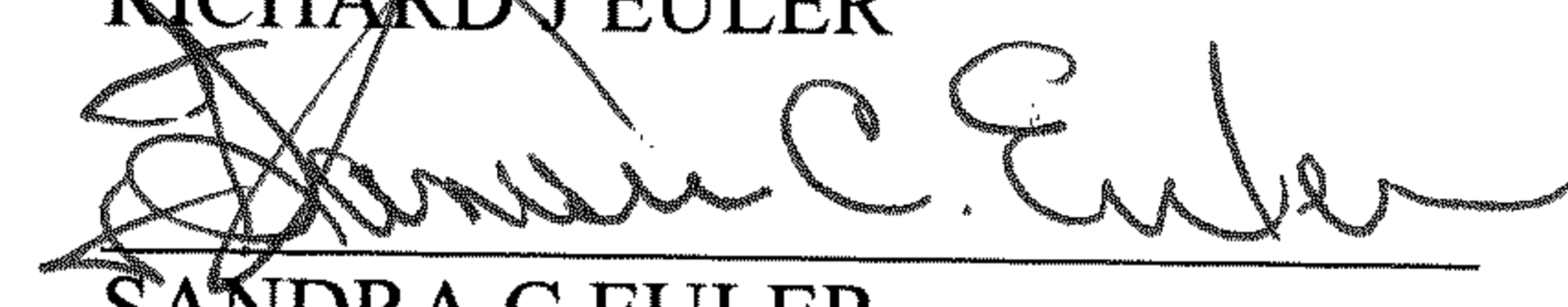
12. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 163, Page 424 in the Probate Office of Shelby County, Alabama.
13. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Real 54, page 199, Instrument 20070420000184480, First Amendment to Declaration of Edenton as recorded in Instrument# 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in Instrument# 20070522000237580, Third amendment to the Declaration of Condominium of Edenton as recorded in Instrument# 20070606000263790, and the Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument# 20070626000297920, Fifth Amendment to the 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 recorded in Instrument# 2008031000039890; Eighth Amendment recorded in Instrument # 20080411000148760; Ninth Amendment recorded in Instrument# 20080514000196360; Tenth Amendment recorded in Instrument# 20080814000326660; Eleventh Amendment recorded in Instrument# 20081223000473570; Twelfth Amendment recorded in Instrument # 20090107000004030; Thirteenth Amendment recorded in Instrument# 20090415000138180; and further amended by Fourteenth Amendment recorded in Instrument#. 2009072200082160

\$220,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

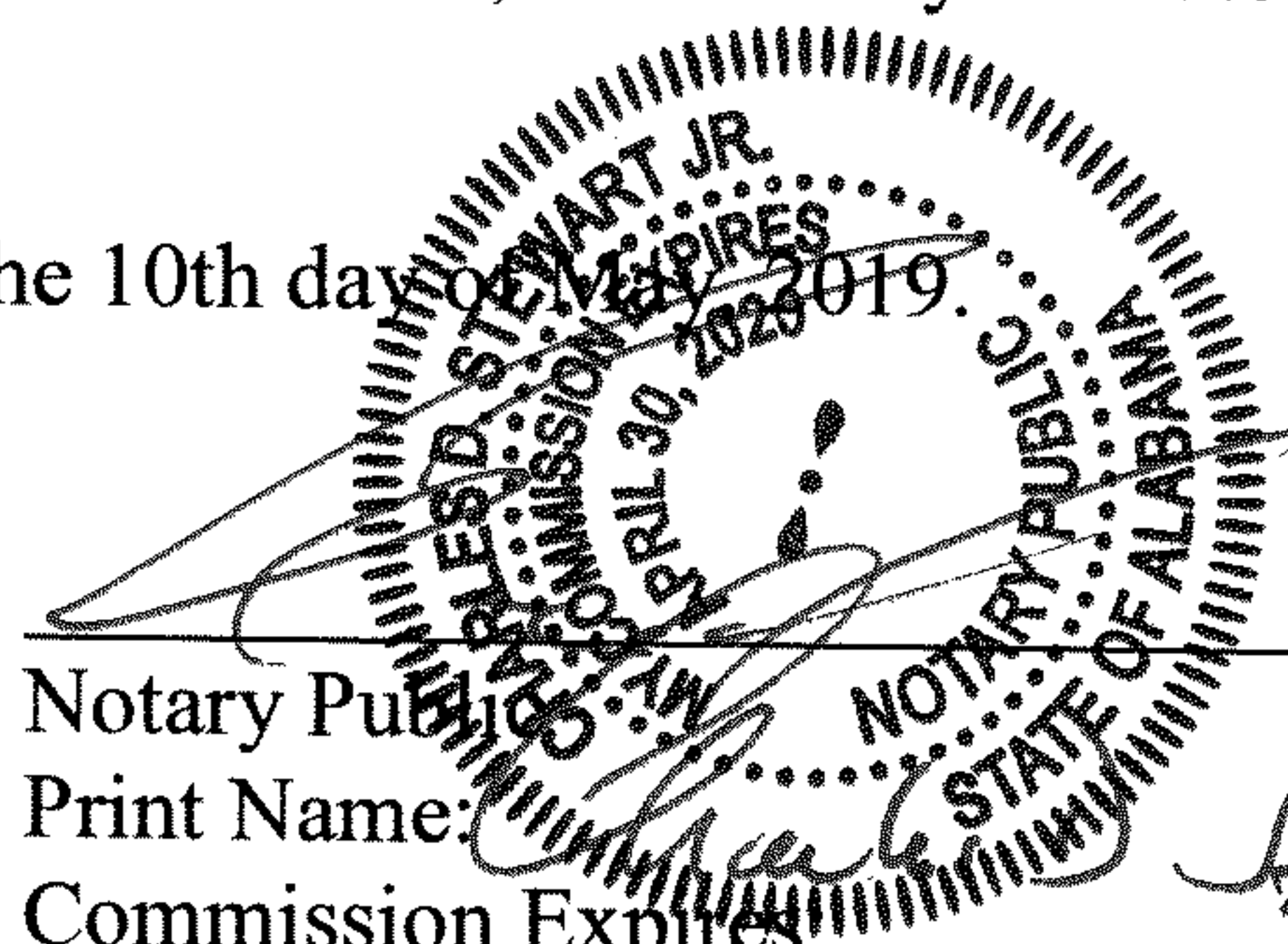
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 10th day of May, 2019.


 RICHARD J EULER

 SANDRA C EULER

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD J EULER and SANDRA C EULER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of May, 2019.


 Notary Public
 Print Name: James Stewart Jr.
 Commission Expires: April 30, 2020

4 30 20

EXHIBIT "A"
LEGAL DESCRIPTION

Unit 90, 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 Edenton as recorded in Instrument # 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in Instrument # 20070522000237580, Third amendment to the Declaration of Condominium of Edenton as recorded in Instrument # 20070606000263790, and the Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument # 20070626000297920, Fifth Amendment to the 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 recorded in Instrument # 2008031000039890; Eighth Amendment recorded in Instrument # 20080411000148760; Ninth Amendment recorded in Instrument # 20080514000196360; Tenth Amendment recorded in Instrument # 20080814000326660; Eleventh Amendment recorded in Instrument # 20081223000473570; Twelfth Amendment recorded in Instrument # 20090107000004030; Thirteenth Amendment recorded in Instrument # 20090415000138180; and further amended by Fourteenth Amendment 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, Second Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 79, Third Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 137, Fourth 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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2019 02:50:12 PM
\$296.00 CHARITY
20190514000163230

Allen S. Bayl