

Send tax notice to: Jacqueline B. Glenn, 24107 Portobello Rd., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20191204000448710
12/04/2019 02:11:47 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred eighty-five thousand and no/100 (\$285,000.00) Dollars as can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Randall E. Mitchell and his wife Beth J. Mitchell, whose mailing address is:
1123 Oaks Dr Birmingham, AL 35209

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

Jacqueline B. Glenn, whose mailing address is:
24107 Portobello Rd., Birmingham, Al. 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 24107 Portobello Rd., Birmingham, Al. 35242** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$228,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 we have hereunto set our hands(s) and seal(s) this 1 day of December, 2019.


(Seal)
RANDALL E. MITCHELL


(Seal)
BETH J. MITCHELL

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall E. Mitchell and his wife Beth J. Mitchell, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of 10 December 2019.



NOTARY PUBLIC

My commission expires: 5/12/21

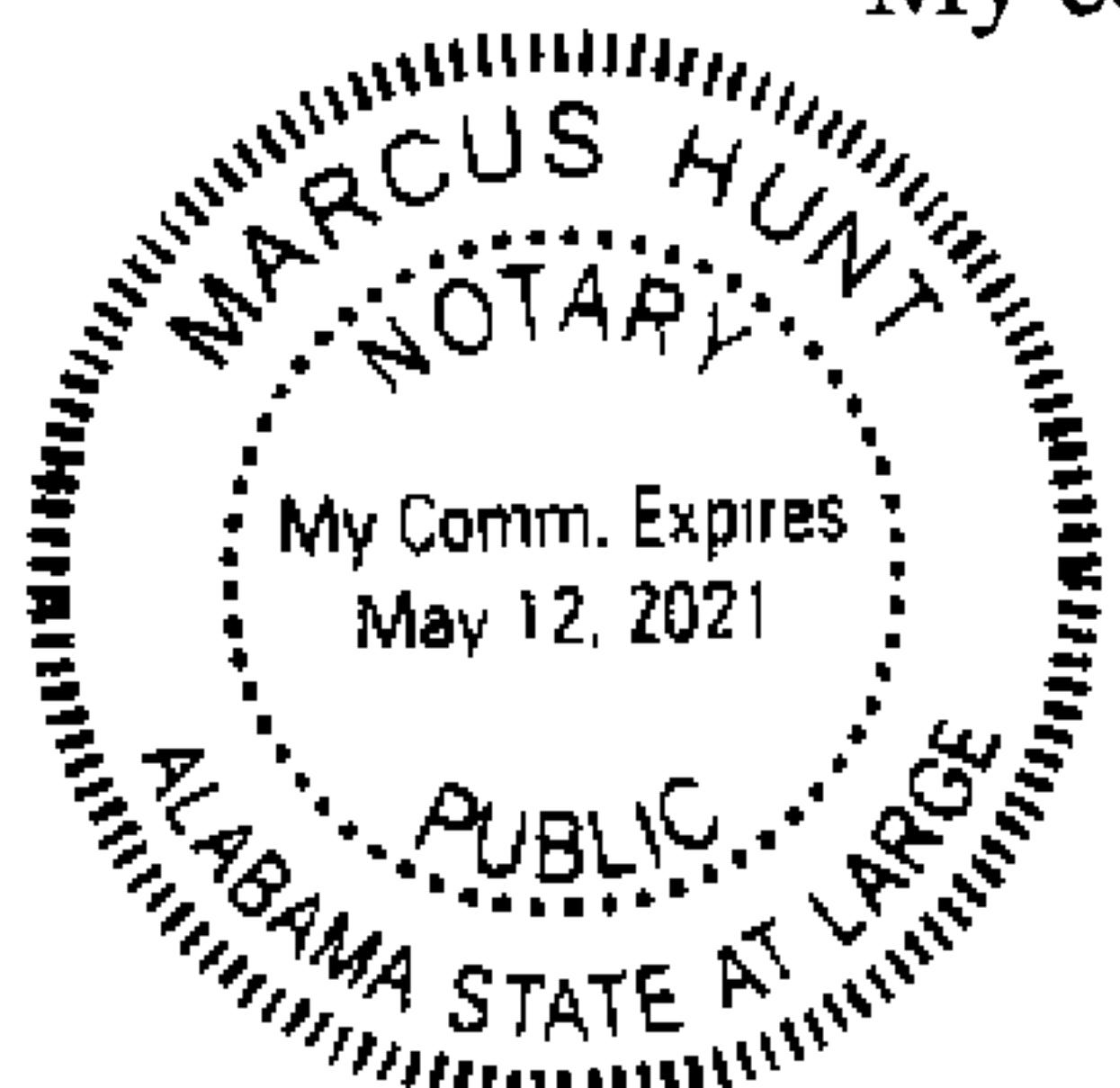
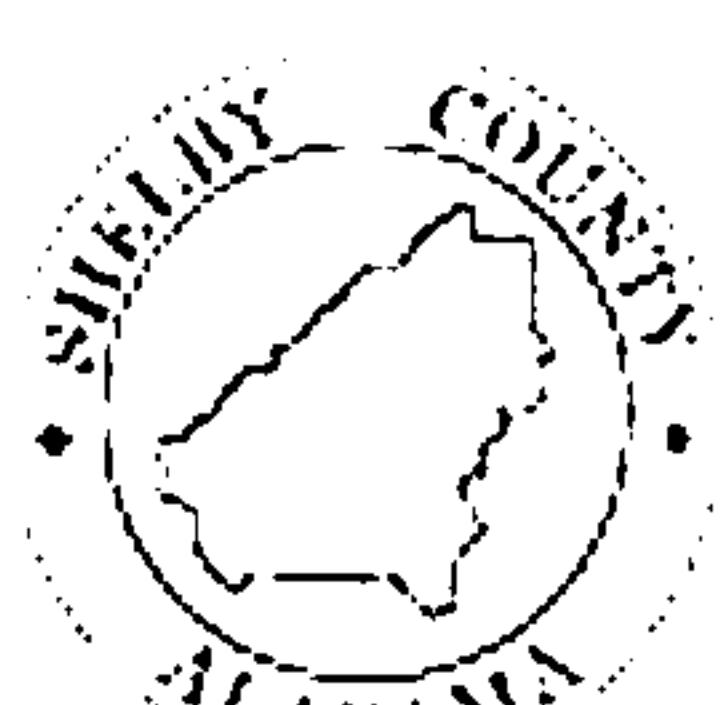


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 19-3743

Unit 107, Building 24 in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20070420000184480, in the Probate Office of Shelby County, Alabama, 1st Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20070508000215560, 2nd Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20070522000237580, 3rd Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20070606000263790, 4th Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20070626000297920, 5th Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20070817000390000, 6th Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20071214000565780; 7th Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20080131000039690, 8th Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20080411000148760, 9th Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20080514000196360, 10th Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20080814000326660, 11th Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20081223000473570, 12th Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20090107000004030, 13th Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20090415000138180, 14th Amendment to Declaration of Condominium of Edenton, as recorded in Instrument No. 20090722000282160 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and 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 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 No. 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 No. 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
12/04/2019 02:11:47 PM
\$85.00 CHERRY
20191204000448710

Allen S. Bayl