

**SEND TAX NOTICE TO:**

Gladys G. Grear and Darryl M. Grear  
24105 Portobello Rd.  
Birmingham, AL 35242

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BHM1901574

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Two Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$289,900.00)** in hand paid to the undersigned, **Christy B. Garrett , an unmarried woman**, whose address is 303 Barristers Ct, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Gladys G. Grear and Darryl M. Grear**, whose address is 444 Heathersage Road, Maylene, AL 35114 , (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Gladys G. Grear and Darryl M. Grear , as joint tenants with right of survivorship**, the following described real estate situated in **Shelby County, Alabama**, to-wit:

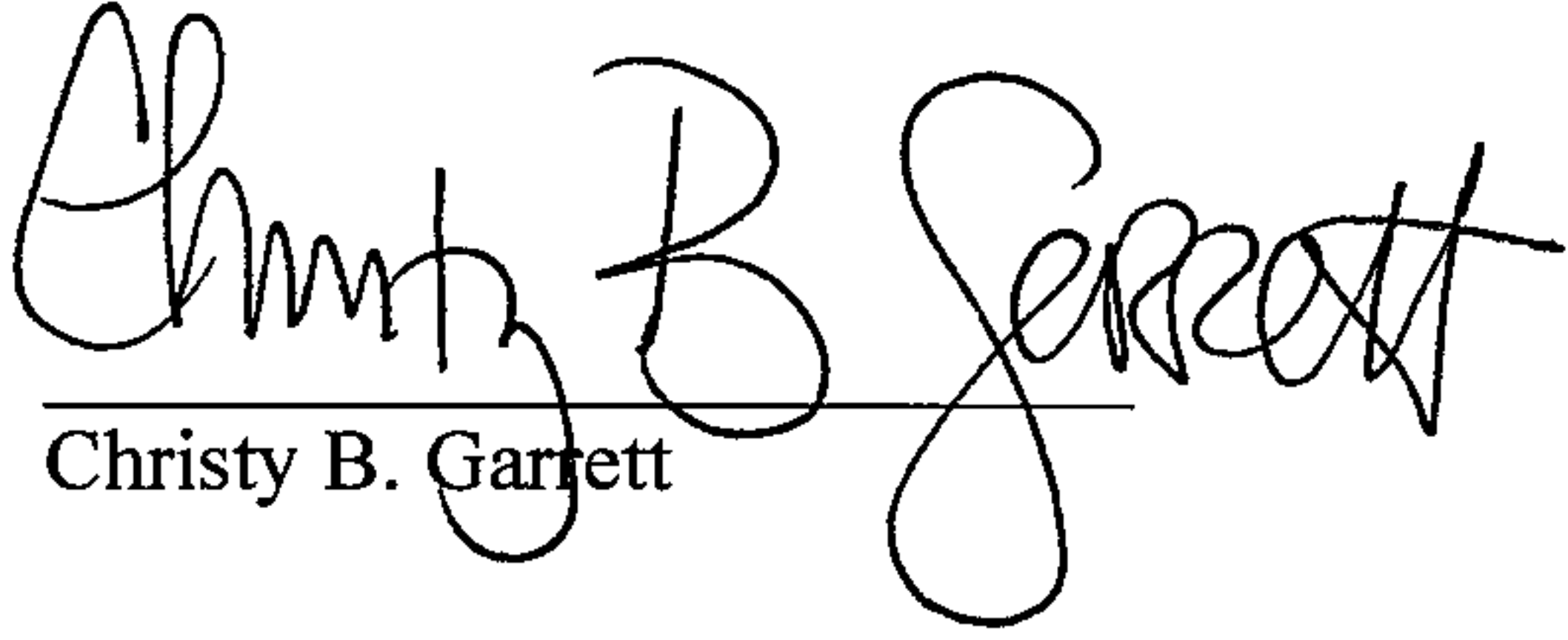
Unit 105, Building 24, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument # 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070508000215560, 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 No. 20071214000565780, Seventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080131000039890, Eighth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080411000148760, Ninth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20080514000196360, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080814000326660, Eleventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20081223000473570, Twelfth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090107000004030, Thirteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090415000138180 and Fourteenth 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 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 ad 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. Mining and mineral rights excepted.

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

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 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, Grantor has set their signature and seal on this 17th day of January, 2020.

  
Christy B. Garrett

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Christy B. Garrett, an unmarried woman, 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 17th day of January, 2020.

  
Notary Public  
My commission expires: 06/14/2022

KELLIE DYAR  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES JUN. 14, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/17/2020 02:12:20 PM  
\$170.00 CHERRY  
20200117000024950

*Allen S. Bayl*