

20200401000127420
04/01/2020 12:38:53 PM
DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
CHAMBLEE & MALONE, L.L.C.
5582 Apple Park Drive
Birmingham, Alabama 35235
(205)-856-9111

SEND TAX NOTICE TO:
John W. Duncan, Jr.
Amy L. Duncan
31110 Portobello Road
Birmingham, Alabama 35242

This Instrument was prepared without the benefit of a Title Examination.

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED, FOR TERMINATION OF
PREVIOUS JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **JOHN W. DUNCAN, JR., a married man, of 31110 Portobello Road, Birmingham, Alabama 35242**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **JOHN W. DUNCAN, JR., a married man, of 31110 Portobello Road, Birmingham, Alabama 35242** (herein referred to as Grantee) all my right, title and interest in the following described real estate located at **31110 Portobello Road, Birmingham, Alabama 35242** and situated in Shelby County, Alabama, to-wit:

TO WIT, THE LEGAL DESCRIPTION AS DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED AS RECORDED IN THE OFFICE OF THE SHELBY COUNTY JUDGE OF PROBATE AT 20100201000030420. SEE ATTACHED EXHIBIT A.

Subject to current Ad Valorem taxes, which are not yet due and payable.
Subject to any and all easements, restrictions and limitations of record.
Mineral and mining rights excepted.

The purpose of this deed is to **TERMINATE and DISSOLVE** the survivorship provisions in that certain deed dated July 26, 2012 and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in instrument number **20121109000433010** on November 9, 2012.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD unto the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 1st day of April, 2020.


JOHN W. DUNCAN, JR., GRANTOR

(Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOHN W. DUNCAN, JR., a married man, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date.

Given under our hands and official seals on this the 1st day of April, 2020.

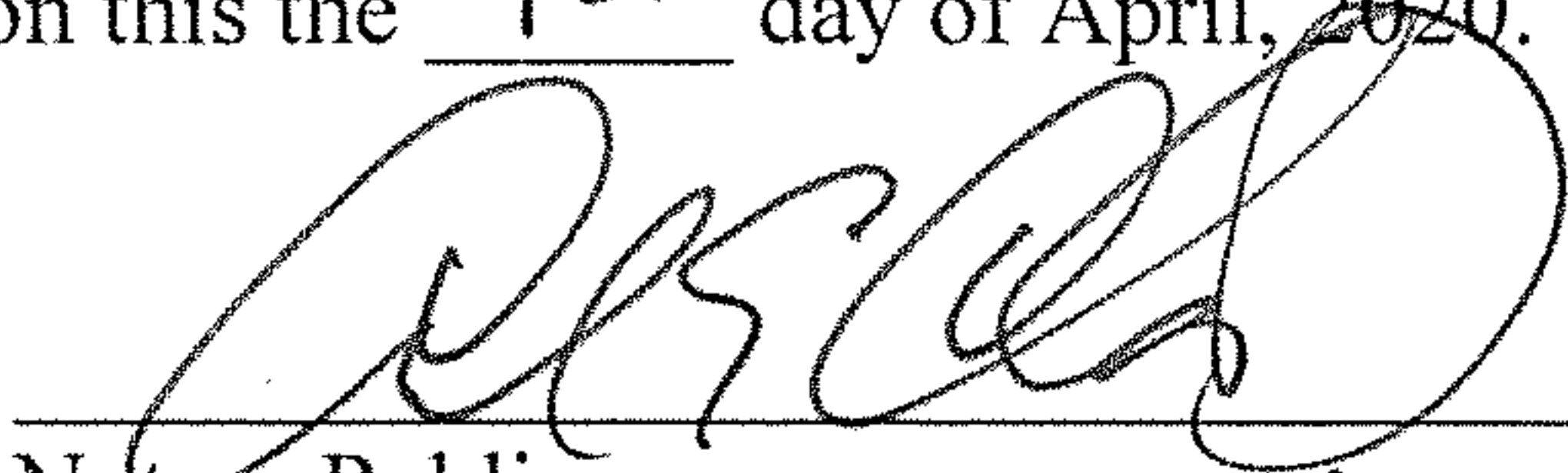

Notary Public
My Commission Expires: 5/27/2020

EXHIBIT "A"

Unit 110, Building 31 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, 1st Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, 9th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, 10th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, 11th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20081223000473570, 12th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030; 13th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180; 14th 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 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 the 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 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:

- 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.
- Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450, in the Probate Office of Shelby County, Alabama.
- 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.
- Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.
- Easement to BellSouth, as recorded in Instrument 20060920000466950 and Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama.
- Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870 and Instrument 20070517000231070, in the Probate Office of Shelby County, Alabama.
- Declaration of Condominium of Edenton, a Condominium, which is recorded in Instrument 20070420000184480, First Amendment to Declaration of Edenton as recorded in Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, 9th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, 10th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, 11th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20081223000473570, 12th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030, 13th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180; 14th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090722000282160; in the Probate Office of Shelby County, Alabama, and any further 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.
- Title to all minerals 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.
- Restrictions as set out in Real 54, Page 199, in the Office of the Judge of Probate of Shelby County, Alabama.
- 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.
- 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.
- Exclusive Access and Easement agreement granted to Alexander Jones in Instrument 20080616000243110, in the Office of Judge of Probate of Shelby County, Alabama.
- Sanitary Sewer Easement granted to SWWC Utilities in Instrument 20090126000023560, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Grantor's Name JOHN W. DUNCAN JR
Mailing Address
31110 PORTOBELLO ROAD
BIRMINGHAM, ALABAMA 35242

Grantee's Name JOHN W. DUNCAN, JR.
Mailing Address
31110 PORTOBELLO ROAD
BIRMINGHAM, ALABAMA 35242

Property Address 31110 PORTOBELLO ROAD
BIRMINGHAM, ALABAMA 35242

Date of Sale APRIL 1, 2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 280,700.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other TAX APPRAISED VALUE
☐ Closing Statement

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.

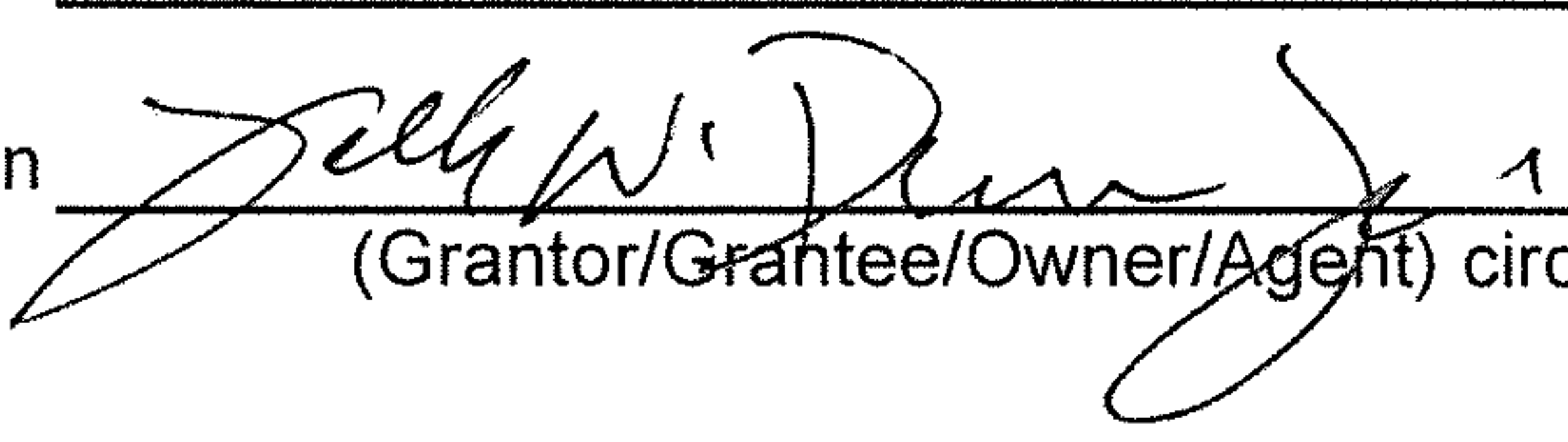
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 APRIL 1, 2020

Print JOHN W. DUNCAN, JR.

☐ Unattested

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2020 12:38:53 PM
\$309.00 CHERRY
20200401000127420

Allen S. Bayl