

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

SEND TAX NOTICE TO:
Mark S. Kirkendall and Penne J. Kirkendall
726 Portobello Road
Birmingham, AL 35242

WARRANTY DEED

20200901000386310

STATE OF ALABAMA

)

09/01/2020 10:34:16 AM

SHELBY COUNTY

)

DEEDS 1/4

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Ninety-Five Thousand And No/100 Dollars (\$295,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jim Imhof and Judy Imhof, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Mark S. Kirkendall and Penne J. Kirkendall (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

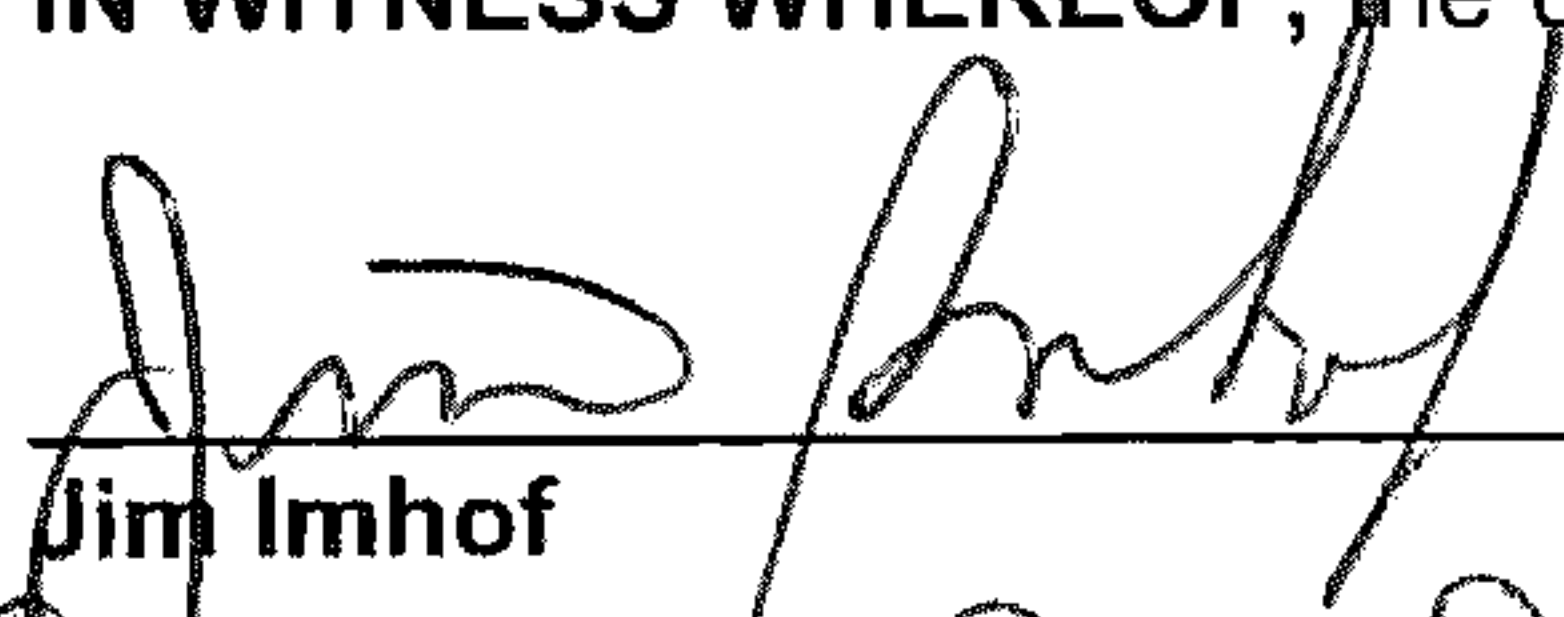
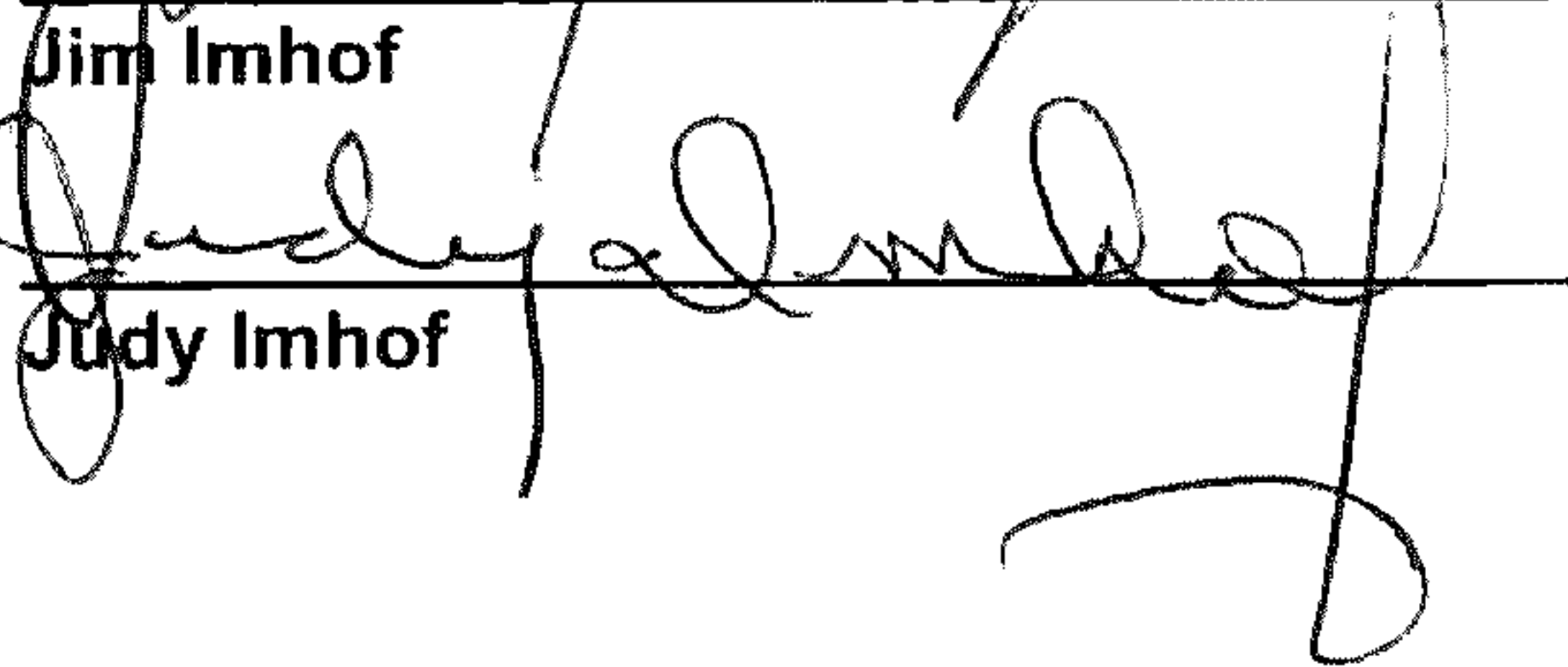
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$263,700.00 executed and recorded simultaneously herewith.

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.

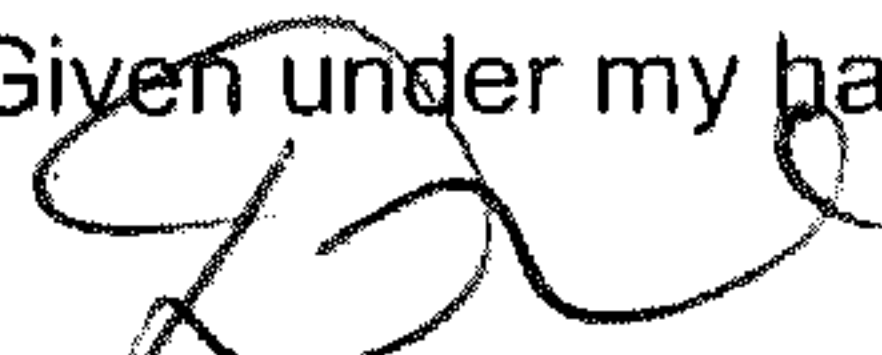
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 31, 2020.


Jim Imhof

Judy Imhof

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jim Imhof and Judy Imhof 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 31st day of August, 2020.



Notary Public

My commission expires:

My Commission Expires:
July 24, 2023

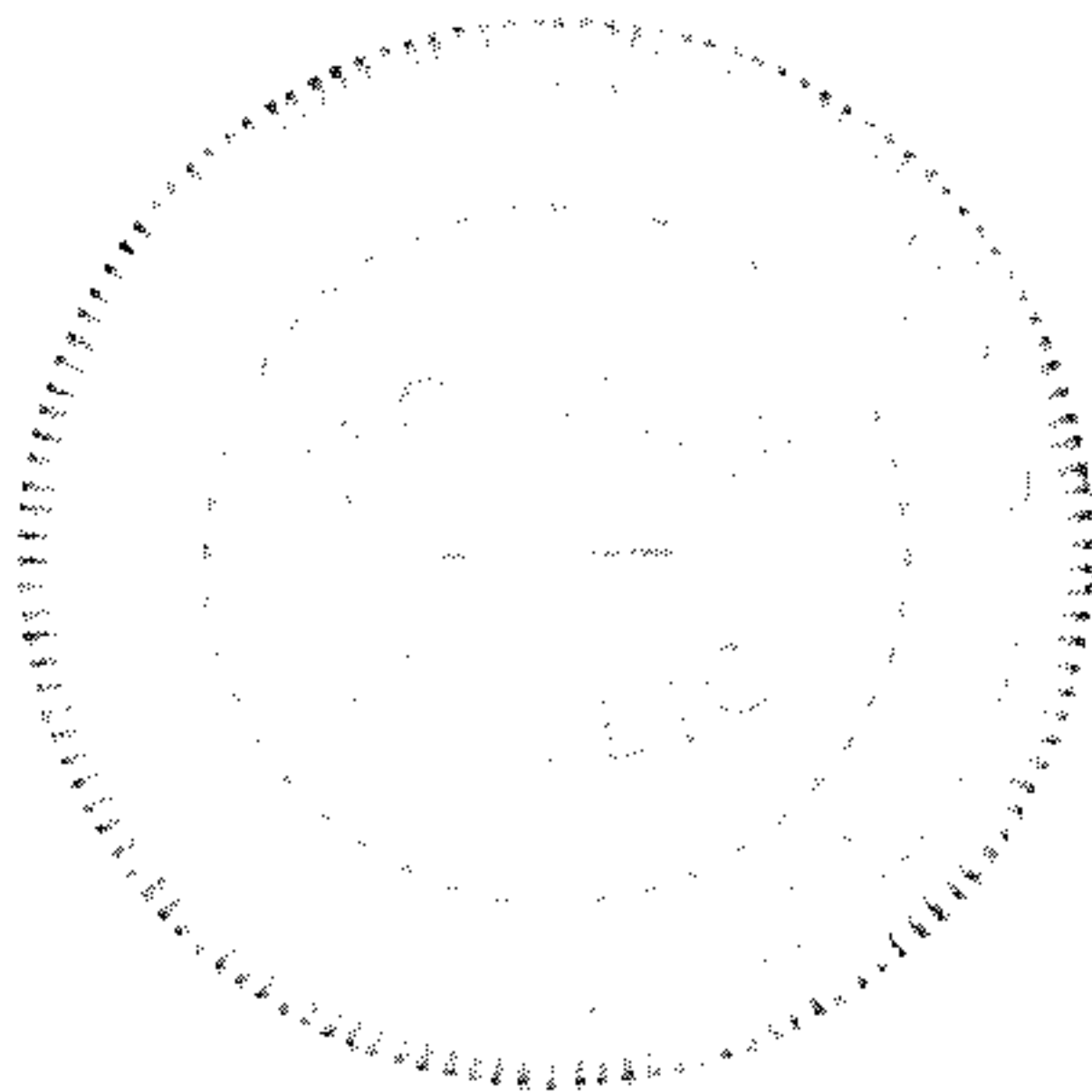


EXHIBIT "A"

Unit 6, Building 7, 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, 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, and the 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, 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 the Declaration of Condominium of Edenton as recorded in Instrument 20081222000184480, Twelfth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030 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.

Real Estate Sales Validation Form

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

Grantor's Name	Jim Imhof and Judy Imhof	Grantee's Name	Mark S. Kirkendall and Penne J. Kirkendall
Mailing Address	<u>2383 Freestone Ridge Cove</u> <u>Hoover, AL 35226</u>	Mailing Address	726 Portobello Road Birmingham, AL 35242
Property Address	726 Portobello Road Birmingham, AL 35242	Date of Sale	August 31, 2020
		Total Purchase Price	\$295,000.00
		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 - Jim Imhof and Judy Imhof

Grantee's name and mailing address - Mark S. Kirkendall and Penne J. Kirkendall, 726 Portobello Road, Birmingham, AL 35242.

Property address - 726 Portobello Road, Birmingham, AL 35242

Date of Sale - August 31, 2020.

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: August 31, 2020

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/01/2020 10:34:16 AM
 \$62.50 CHERRY
 20200901000386310

Allen S. Bayl