

20210107000011700
01/07/2021 10:00:34 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Evan S Cohen and Ellen C Cohen
23100 Portobello Rd
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001934

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Ninety Seven Thousand and 00/100 Dollars (\$297,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **William O Whitt Jr and Melinda V Whitt**, a married couple, whose address is 15 Arrowhead Lane Santa Rosa Beach, FL 32459, (hereinafter "Grantor", whether one or more), by **Evan S Cohen and Ellen C Cohen**, (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 **Evan S Cohen and Ellen C Cohen**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **23100 Portobello Rd, Birmingham, AL 35242**, to-wit:

Unit 100, Building 23 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 85 recorded In instrument 20070606000263 790, 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, 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 us recorded in Instrument 20090107000004030; 13th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180, 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 2005 1024000550530, in the Office of the Judge of Probate of

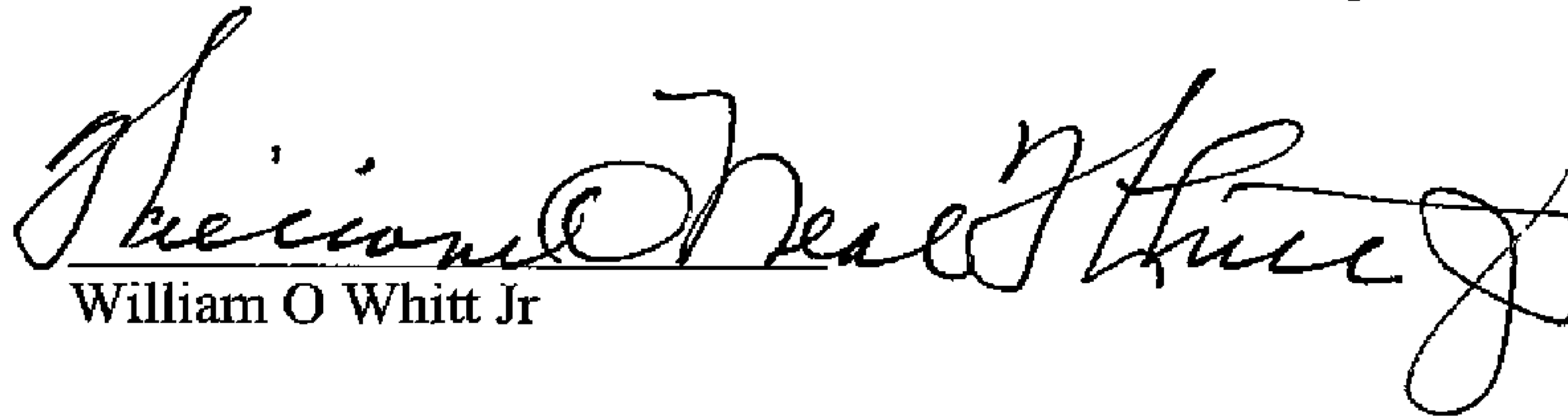
Shelby County, Alabama.

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 \$0.00 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 6th day of January, 2021.

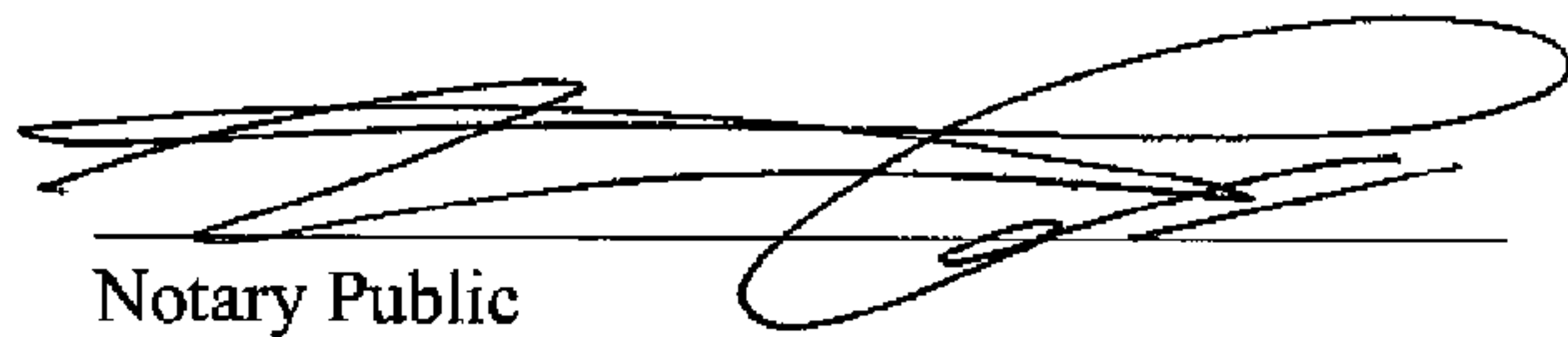

William O Whitt Jr

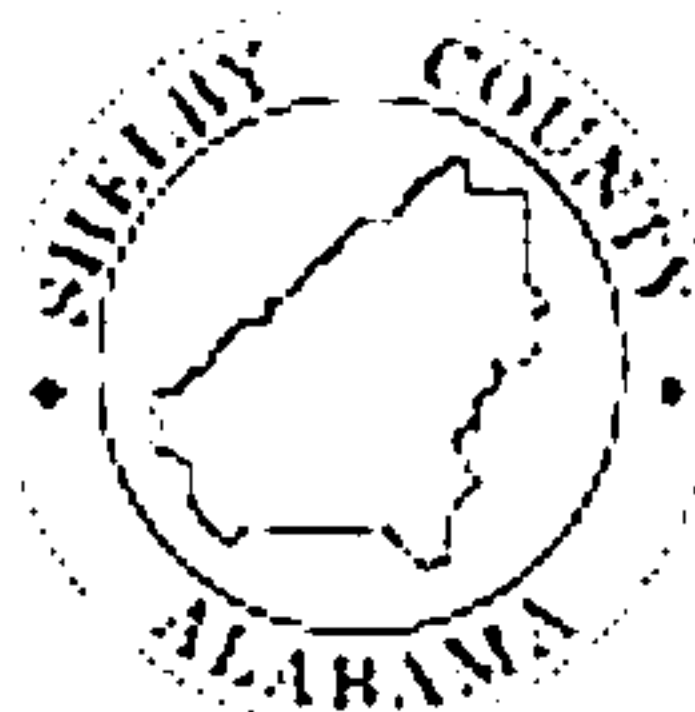
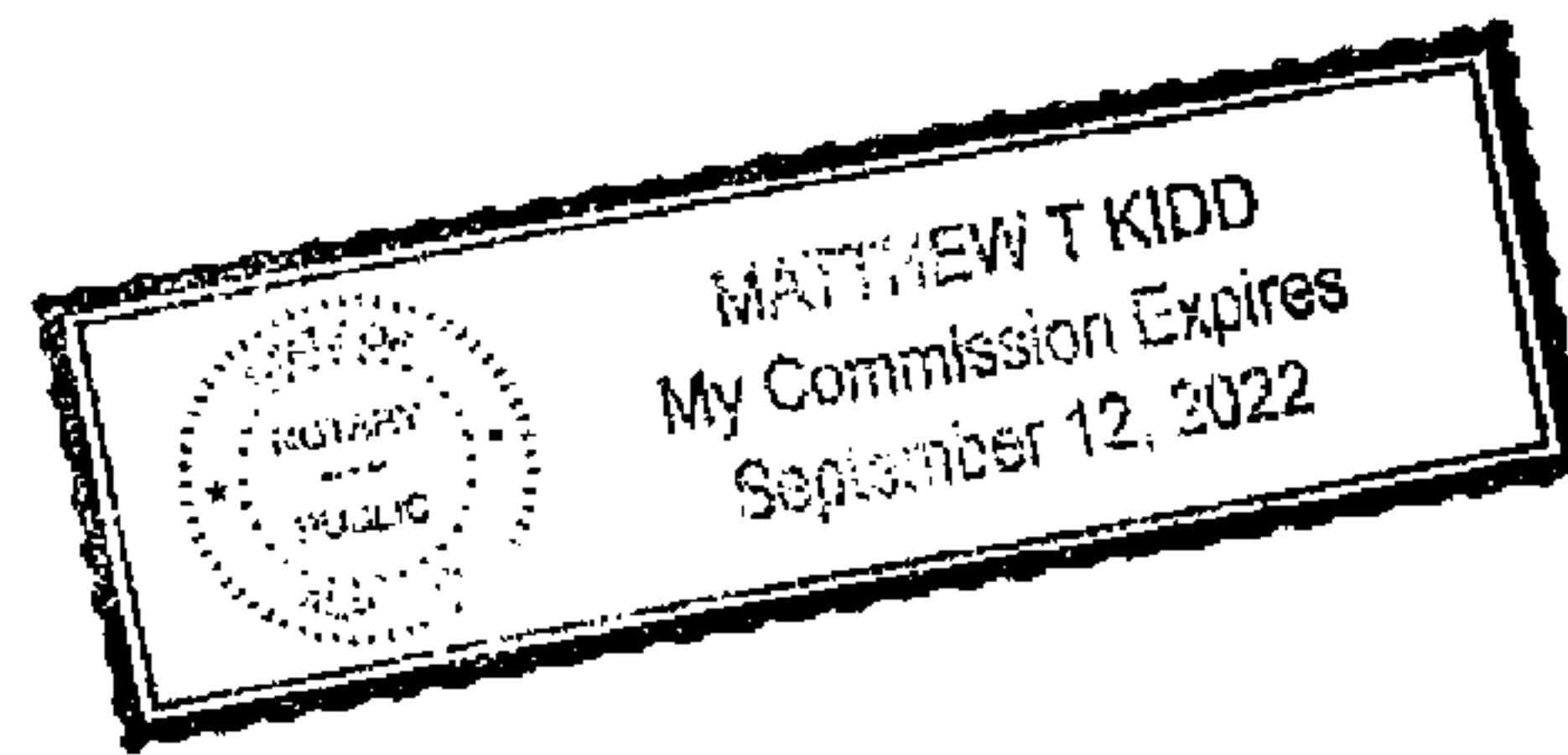

Melinda V Whitt

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, William O Whitt Jr and Melinda V Whitt, a married couple, 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 6th day of January, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2021 10:00:34 AM
\$322.00 JESSICA
20210107000011700

