

20210504000221540
05/04/2021 11:50:52 AM
DEEDS 1/4

This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Caroline A. Jones
12 Portobello Road
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of **ONE HUNDRED SEVENTEEN THOUSAND DOLLARS (\$117,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we, **Cameron B. Jones, a married woman, and Caroline A. Jones, an unmarried woman**, do hereby grant, bargain, sell and convey unto, **Caroline A. Jones** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 2, Building 1, 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 2007052200023 7580, 3"CI Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790 and any amendments thereto, to which Declaration of Condominium 3 plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, Page 77, 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 ALL MATTERS OF RECORD

Note: This is not the homestead property of the Grantor, Cameron B. Jones or her spouse, as defined in the Code of Alabama Section 6-10-3.

TO HAVE AND TO HOLD unto the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of April, 2021.

Cameron B. Jones
Cameron B. Jones

STATE OF ALABAMA
COUNTY OF Shelby

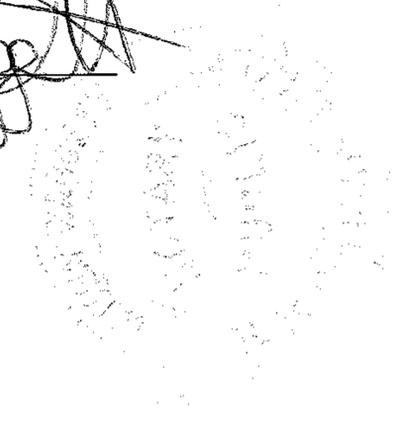
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cameron B. Jones, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, 2021.

Tammy Waggett
Notary Public

My Commission Expires:

TAMMY WAGGETT
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 29, 2024



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of April, 2021.

Caroline A. Jones
Caroline A. Jones

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline A. Jones, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

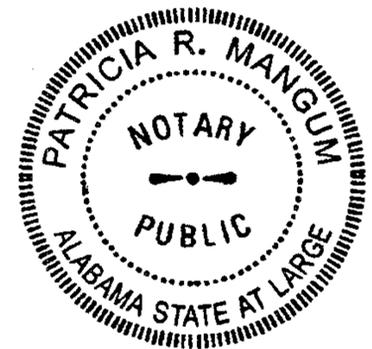
Given under my hand and official seal this 20 day of April, 2021.

Patricia R. Mangum

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 9, 2024



Real Estate Sales Validation Form

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

Grantor's Name Cameron B Jones
Mailing Address _____

Grantee's Name Caroline A. Jones and ~~Cameron B. Jones~~

Mailing Address 12 Portobello Road
Birmingham, AL 35242

Property Address 12 Portobello Road
Birmingham, AL 35242

Date of Sale April 21, 2021

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2021 11:50:52 AM
\$148.00 CHERRY
20210504000221540

Alicia S. Boyd

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: _____

X 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 21, 2021

Print: Joshua L. Hartman

_____ Unattested

_____ (verified by)

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