

20210608000279590
06/08/2021 12:01:02 PM
DEEDS 1/3

Send tax notice to:
James E Parks
PO Box 1732
Columbia, TN 38402-1732

This instrument prepared by:
Charles D Stewart, Jr.
4898 Valleydale Rd, Suite A2
Birmingham, Alabama 3524

STATE OF ALABAMA
Shelby COUNTY

2021479

Property address:
850 Corporate Drive
Suite 104
Birmingham AL 35242

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thousand Eight Hundred Five and 00/100 Dollars (\$200,805.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TRACY R HALL and MARY ELEANOR HALL, HUSBAND AND WIFE** whose mailing address is: 675 Ponce De Leon Ave #917, Atlanta, GA 30308 (hereinafter referred to as "Grantor") by **James E Parks**, whose mailing address is: **PO Box 1732, Columbia, TN 38402-1732** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 104, Building 2 in Meadow Brook Place Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070822000395570 in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded as Meadow Brook Corporate Park South Phase II, No. 11A, in Map Book 39, Page 6 and Meadow Brook Corporate Park South Phase II Resurvey No. 12 recorded in Map Book 42, Page 42 as shown on Exhibit "B" of said Declaration of Condominium and any future amendments thereto, Articles of Incorporation of Meadow Brook Place Office Condominium Association Inc as recorded in Instrument 20070822000395580, in the Office of the Judge of Probate of Shelby County, Alabama and to which said Declaration of Condominium the By-Laws of Meadow Brook Place Office Condominium Association Inc., are attached as Exhibit "C" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "F"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not due and payable until October 1, 2021.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 39, page 6, Shelby County Records.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
4. Agreement with Alabama Power Company as to underground cables recorded in Real Book 75, page 634, in the Probate Office of Shelby County, Alabama. Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company, recorded in Deed Book 146, page 391, in the Probate Office of Shelby County, Alabama.
6. Building setback line, buffer zone, sanitary sewer, storm sewer and other public utility. easements as shown in Map Book 39, Page 6, In the Office of the Judge of Probate of Shelby County; Alabama.
7. Declaration of Covenants, Conditions, Restrictions for Meadow Brook Corporate Park South as set out in Real Book 64, page 91; 1st Amendment recorded in Real 95, page 826; 2nd Amendment recorded in Real 141, page 784; 3rd Amendment recorded in Real 177, page 244; 4th Amendment recorded in Real 243, page 453; 5th Amendment recorded in Real 245, page 89; 6th Amendment recorded in Instrument 1992-23529; 7th Amendment recorded in Instrument 1995-03028; 8th Amendment recorded in Instrument 1995-04188; 9th Amendment recorded in Instrument 1996-5491; 10th Amendment recorded in Instrument 1996-32318; 11th Amendment recorded in Instrument 1997-30077; 12th Amendment recorded in Instrument 1997-37856; 13th Amendment recorded in Instrument 1998-5588; 14th Amendment recorded in Instrument 1998-41655; 15th Amendment recorded in Instrument 1998-46243; 16th Amendment recorded in Instrument 1999-2935; Assignment of Developers Rights as recorded in Instrument 2001-35829; 17th Amendment recorded in

- Instrument 20021217000631360 and 18th Amendment recorded in Instrument 20100927000316200, all in the Office of the Judge of Probate of Shelby County, Alabama.
8. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991", Ala. Code 35-8A-101, et seq., or set forth in the Declaration of Condominium of Meadow Brook Place Office, a condominium recorded in Instrument 20070822000395570 and in the Bylaws of Meadow Brook Place Office Condominium, as set out in the Declaration of Condominium as Exhibit "C", and in the Articles of Incorporation of Meadow Brook Office Condominium as recorded in Book Instrument-20070822000395580 in said Probate Office of Shelby County, Alabama.
 9. Right of Way granted to Alabama Power Company by instrument recorded In Instrument 2001-26137, as amended by quit claim deed recorded in Instrument 20070726000347760, and Instrument 20070517000231120, in the Probate Office of Shelby County, Alabama.
 10. Easement Agreement recorded in Instrument 2001-27024 in the Probate Office of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26 day of May, 2021.

Tracy R Hall
Shannon H Shelton
 TRACY R HALL
 By Shannon H Shelton,
 Attorney in Fact *attorney in fact*

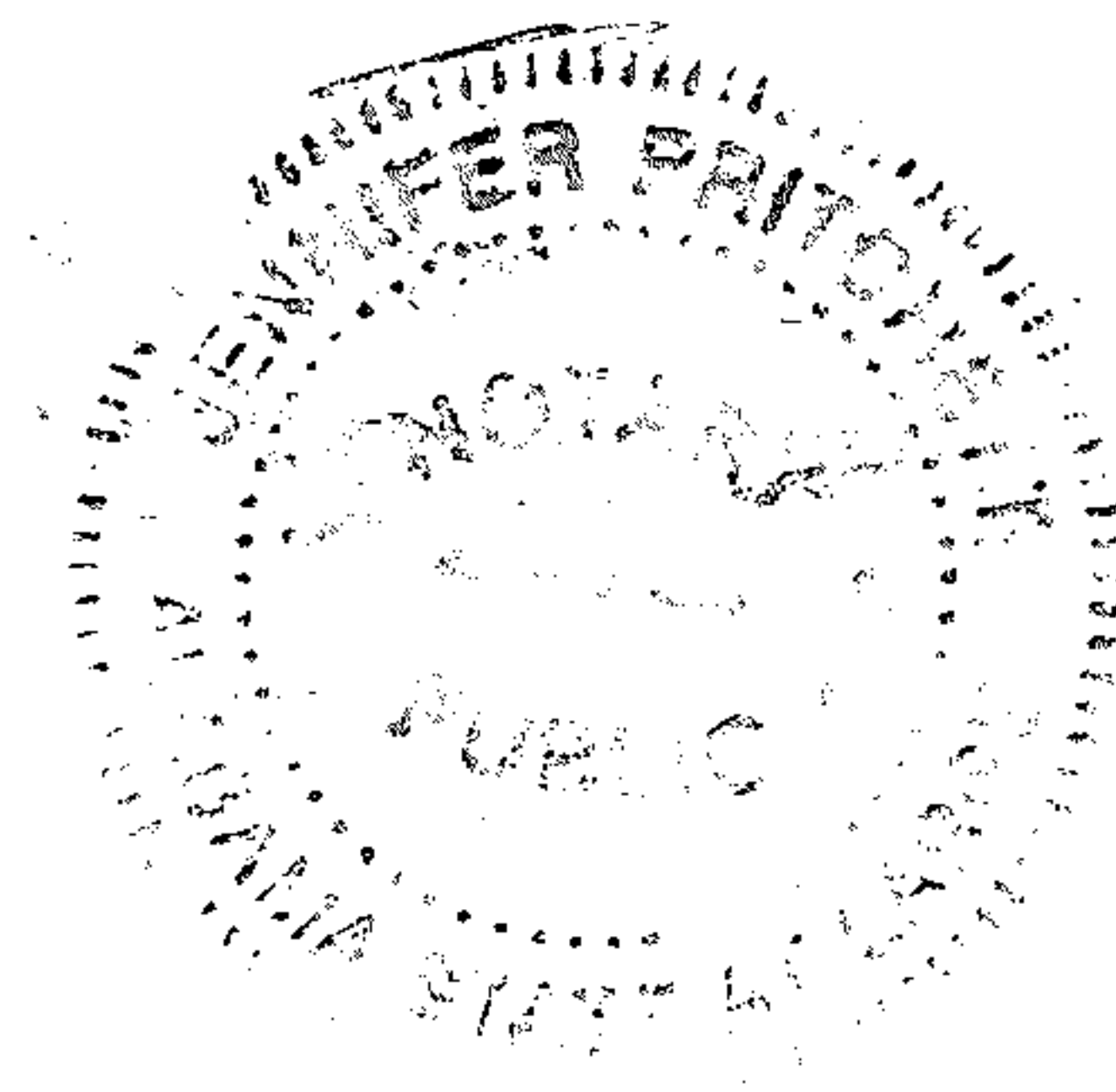
Mary Eleanor Hall
Shannon H Shelton
 MARY ELEANOR HALL
 By Shannon H Shelton
 Attorney in fact *attorney in fact*

State of Alabama
 County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shannon H Shelton, whose name as Agent and Attorney in Fact for Tracy R Hall and Mary Eleanor Hall, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for Tracy R Hall and Mary Eleanor Hall on the day the same bears date.

Given under my hand and official seal this the 26 day of May, 2021.

Jennifer Pritchett
 Notary Public
 Print Name:
 Commission Expires: 10-15-24



IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of May, 2021.

TRACY R HALL

TRACY R HALL

By Drew Jason Cornett,
Attorney in Fact

MARY ELEANOR HALL

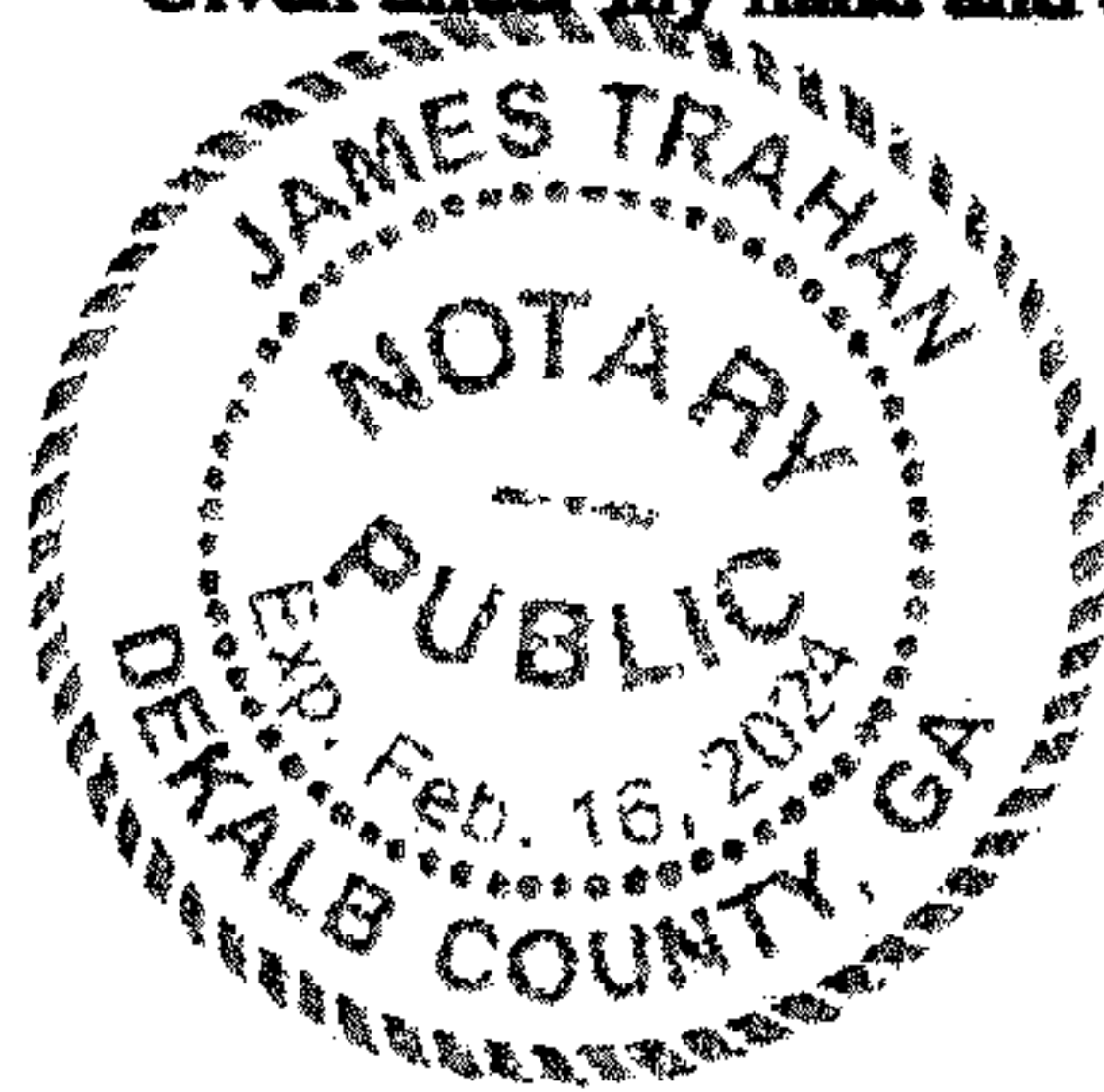
By Drew Jason Cornett
Attorney in fact

MARY ELEANOR HALL

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Drew Jason Cornett, whose name as Agent and Attorney in Fact for Tracy R Hall and Mary Eleanor Hall, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in Fact for Tracy R Hall and Mary Eleanor Hall on the day the same bears date.

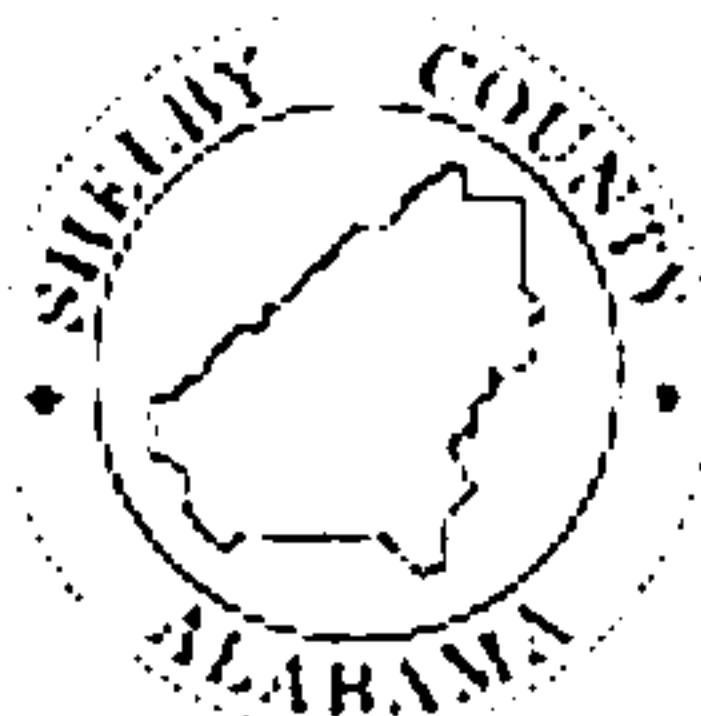
Given under my hand and official seal this the 26th day of May, 2021.



Notary Public

Print Name: James Trahan

Commission Expires: 02-16-2004



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/08/2021 12:01:02 PM
\$229.00 JOANN
20210608000279590

Allen S. Bezel