



20210617000295520 1/4 \$231.00  
Shelby Cnty Judge of Probate, AL  
06/17/2021 10:29:52 AM FILED/CERT

SEND TAX NOTICE TO:

Jason Rudakas  
912 Edenton Street  
Birmingham, AL 35242

This Instrument was prepared by:

Jason Rudakas  
912 Edenton Street  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA        )  
COUNTY OF SHELBY     )        KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and No/100 Dollars (\$200,000.00) to the undersigned grantors, Thomas A. Lewis, an individual, and Robert A. Lewis, an individual, (herein referred to as GRANTOR) in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey, unto

Red Mountain Resources, LLC

(herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

**912 and 922 Edenton St., Birmingham Alabama 35242**

**Legal description attached as Exhibit A**

**Subject to taxes, easements, restrictions, set-back lines and rights of way of record.**

**TO HAVE AND TO HOLD** to the said GRANTEES.

GRANTOR does, for GRANTOR and for GRANTOR's heirs, executors and administrators covenant with the said GRANTEES and GRANTEES' 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 GRANTEES' heirs, executors and administrators forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, GRANTOR has hereunto caused this conveyance to be executed effective as of April 26, 2021.

*Robert A. Lewis*

\_\_\_\_\_  
**Robert A. Lewis**

*Thomas A. Lewis*

\_\_\_\_\_  
**Thomas A. Lewis**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

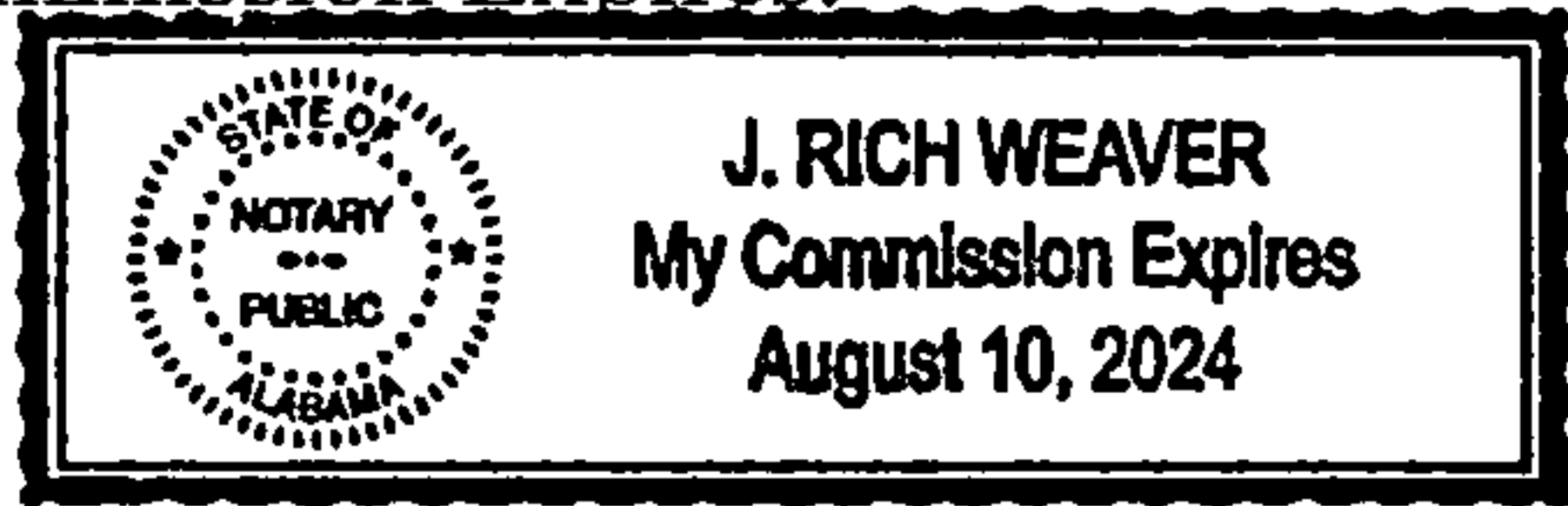
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert A. Lewis is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily.

Given under my hand this 26<sup>th</sup> day of April, 2021.



J. Rich Weaver  
NOTARY PUBLIC

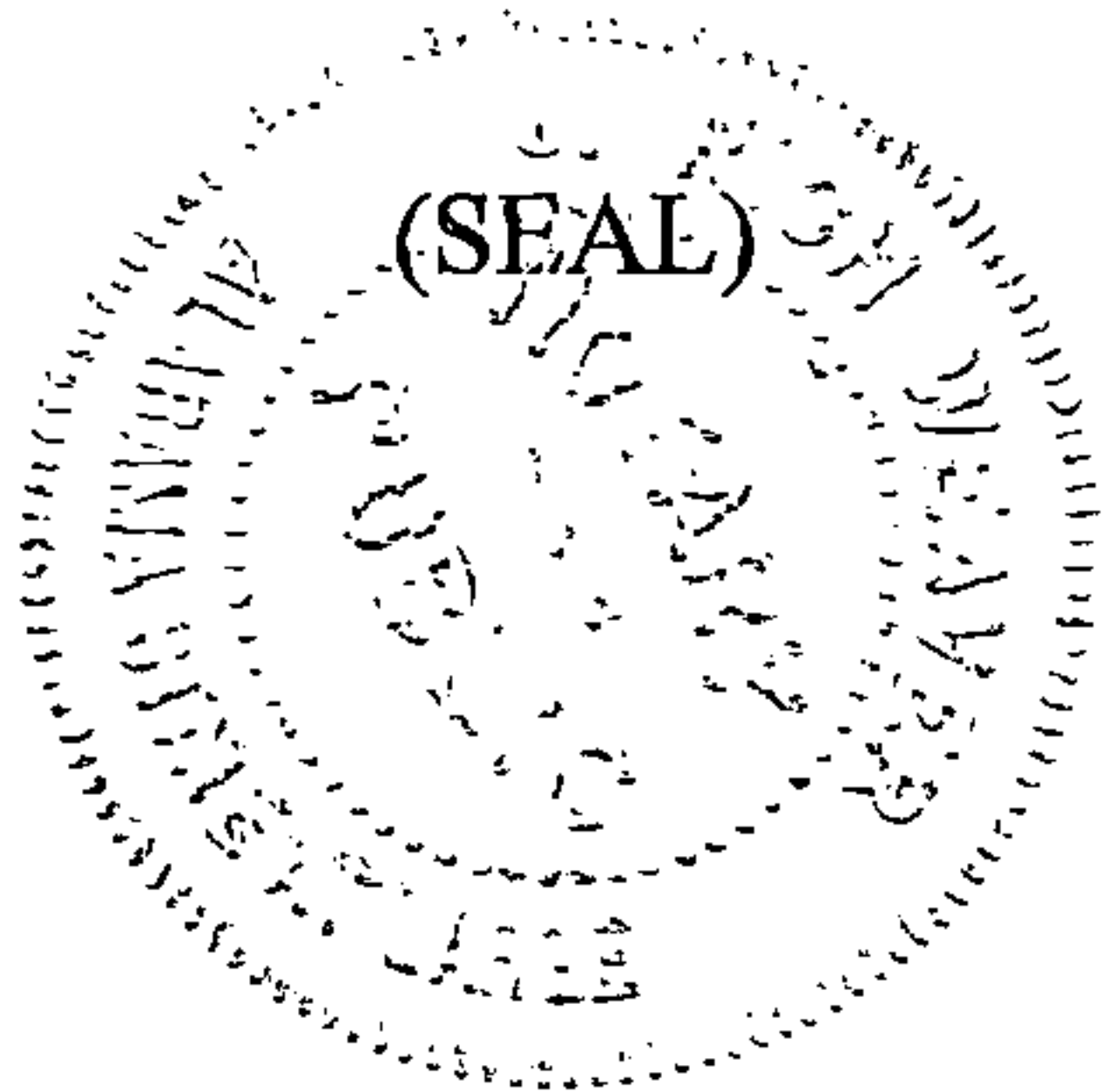
My Commission Expires: \_\_\_\_\_



STATE OF ALABAMA )  
COUNTY OF SHELBY )

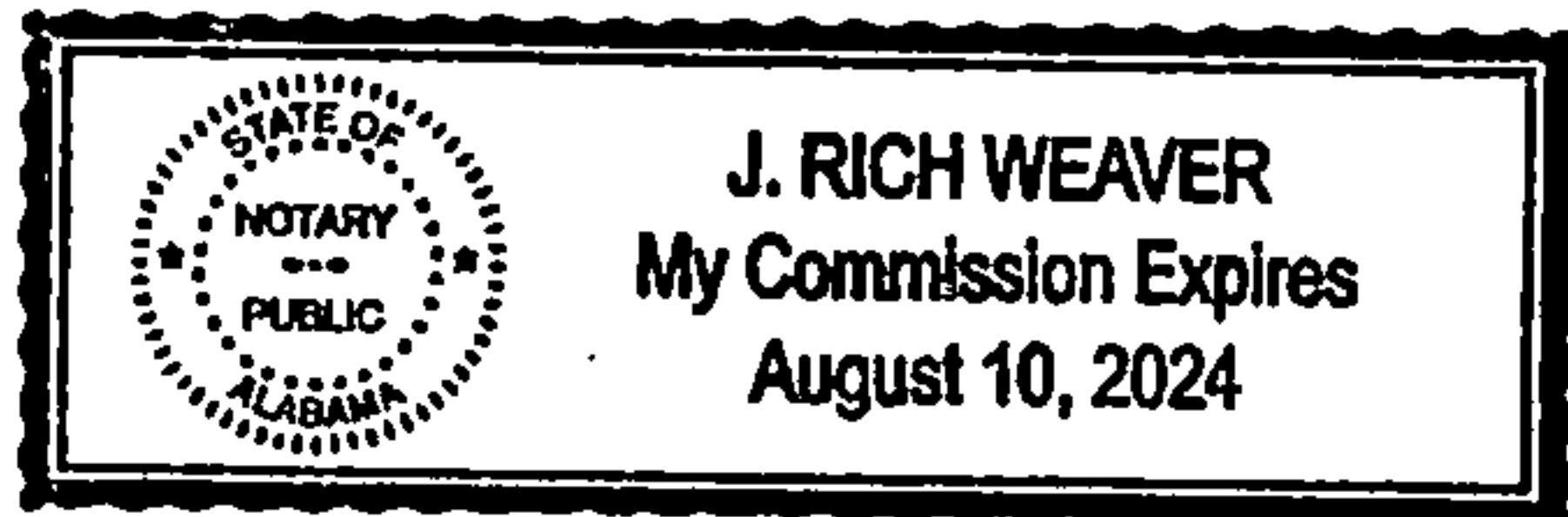
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas A. Lewis is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily.

Given under my hand this 26<sup>th</sup> day of April, 2021.



J. Rich Weaver  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



**Exhibit "A"**

**LEGAL DESCRIPTION**

Units 912 & 922, Building 9, in Edenton Office Condominium, a Condominium, as established by the certain Declaration of Condominium, which is recorded in Instrument 20070410000163990, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton office Condominium, in Map Book 38, page 74, and any future amendments thereto, Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000163970 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton office Condominium 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".

SUBJECT TO: (1) Current taxes due as of April 26, 2021, which grantor will pay in keeping with the terms of the tax proration agreement; (2) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187 in the Probate Office of Shelby County, Alabama; (3) Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450 in the Probate Office of Shelby County, Alabama; (4) 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; (5) Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama; (6) Easement to BellSouth, as recorded in Instrument 20060920000466950 in the Probate Office of Shelby County, Alabama; (7) Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250 and Instrument 20061212000601460 in the Probate Office of Shelby County, Alabama; (8) Easement to BellSouth, as recorded in Instrument 2007012500038780 in the Probate Office of Shelby County, Alabama; (10) Declaration of Condominium of Edenton Office Condominium which is recorded in Instrument 2007041000163990 In the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto; (11) Articles of Incorporation of Edenton Office Condominium Association as recorded in Instrument 20070410000163970 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Office Condominium Association Inc., are attached as Exhibit "B" thereto.