

Send tax notice to:  
CAROLYN L DREW  
32142 PORTOBELLO ROAD  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2022274T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MARY R. SIMPKINS, AN UNMARRIED INDIVIDUAL**, whose mailing address is 235 Inverness Center Drive # 208 Hoover, AL 35242 (hereinafter referred to as "Grantor") by **CAROLYN L DREW** whose property address is: **32142 PORTOBELLO ROAD, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 142, Building 32, 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, 1st 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, 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 as recorded in Instrument 20090107000004030; 13th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180; 14th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090722000282160; 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.

**Mary R. Simpkins is the surviving grantee of that certain deed recorded in instrument 20100903000285540 in the Probate Office of Shelby County, Alabama. The other grantee, Thomas E. Simpkins, Jr., having died on or about July 5, 2021.**

## SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Edenton, a condominium, as recorded in Map Book 38, page 77, 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, page 4, 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 and Fourth Amendment in Map Book 40, page 54, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Real 41, page 83 and Deed Book 176, Page 186.
4. Right of way to Alabama Power Company as recorded in Deed Book 126, page 187; Deed Book 185, page 120; Real Volume 105, page 861 and Real 167, page 335.
5. Articles of Incorporation of Edenton Residential Association, Inc., as recorded in Instrument #2007041000016397 and Instrument #20090210000045160.
6. Conditions, covenants and restrictions as recorded in Instrument #20070817000390020; Instrument #20070522000237580; Instrument #20080411000148760; Instrument #20090415000138180; Instrument #2007060600026379 and Instrument #20080514000196360.
7. Roadway Easement Agreement as recorded in Instrument #20051024000550530 and Instrument #20061024000523450.
8. Restrictive Use Agreement recorded in Instrument #20051024000550540 and Instrument #20061024000523460.
9. Easement recorded in Instrument #20060817000404390.
10. Easement to Bell South recorded in Instrument #20060920000466950 and Instrument #20070125000038780.
11. Easement to Alabama Power Company recorded in Instrument #20061212000601050; Instrument #20061212000601060; Instrument #20060828000422250, Instrument #20061212000601460, Instrument #20070517000230870 and Instrument #20070517000231070.
12. Assignment and Conveyance with Development Agreements and Restrictive Covenants by and between Cahaba Land Associates LLC and Cahaba Beach Investments LLC as recorded in Instrument #20051024000550520.
13. Restrictions as set out in Real 54, page 199.
14. Declaration of Condominium, which is recorded in Instrument #20070420000184480, in the Probate Office of Shelby County, Alabama, 1st Amendment recorded in Instrument #20070508000215560; 2nd Amendment recorded in Instrument #20070522000237580; 3rd Amendment recorded in Instrument #20070606000263790; 4th Amendment recorded in Instrument #20070626000297920; 5th Amendment recorded in Instrument #20070817000390000; 6th Amendment recorded in Instrument #20071214000565780; 7th Amendment recorded in Instrument #20080131000039690; 8th Amendment recorded in Instrument #20080411000148760; 9th Amendment recorded in Instrument #20080514000196360; 10th Amendment recorded in Instrument #20080814000326660; 11th amendment recorded in Instrument #20081223000473570; 12th Amendment recorded in Instrument #20090107000004030; 13th Amendment recorded in Instrument #20090107000004030; 14th Amendment recorded in Instrument #20090722000282160, and any additional amendments thereto.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is 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, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

26<sup>th</sup> IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the day of May, 2022.

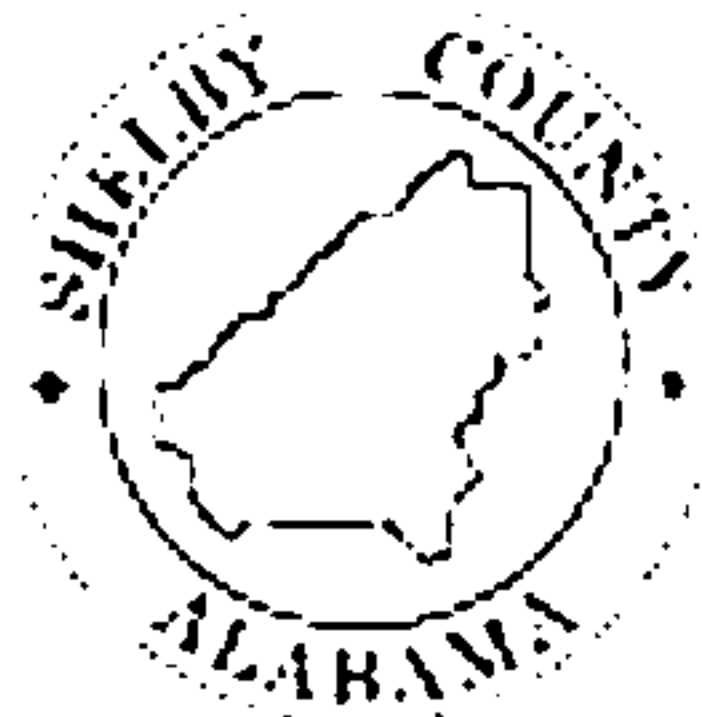
*Mary R. Simpkins*  
MARY R. SIMPKINS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY R. SIMPKINS whose name 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 on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of May, 2022.

*[Signature]*  
Notary Public  
Print Name: *D Stewart, Jr*  
Commission Expires: *24*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/27/2022 08:50:42 AM  
\$378.00 KIMBERLY  
20220527000215700

*Allie S. Boyd*