

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
1038 Portobello Road AL Condo, LLC
1038 Portobello Road
Birmingham, AL 35242

Quit Claim Deed

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE-THOUSAND DOLLARS AND 00/100 DOLLARS (\$1,000.00)** and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, We,

John Marshall Barnes, Jr. and Vanessa Barnes, a married couple

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

1038 Portobello Road AL Condo, LLC


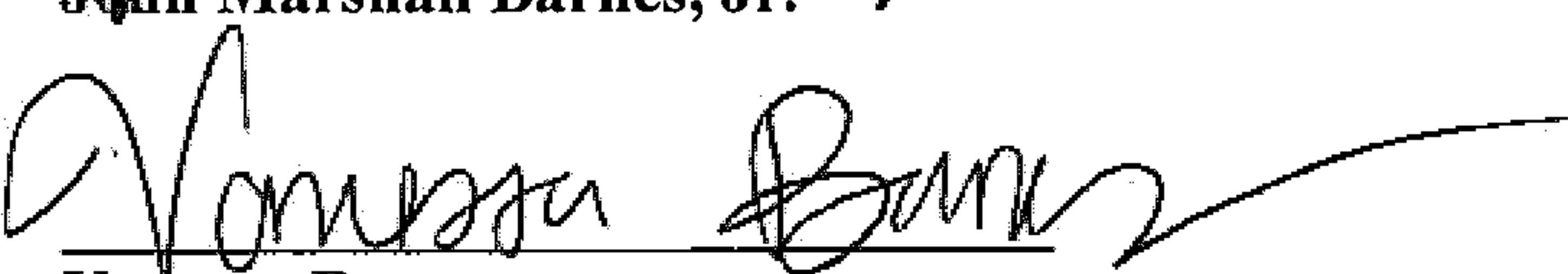
(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Unit 38, Building 10, 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, Second Amendment to Declaration of Condominium of Edenton as recorded in Instrument #20070522000237580, Third Amendment to Declaration of Condominium of Edenton as recorded in Instrument #20070606000263790, Fourth Amendment to Declaration of Condominium of Edenton as recorded in Instrument #20070626000297920, Fifth Amendment to Declaration of Condominium of Edenton as recorded in Instrument #20070817000390000, 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 a Condominium, in Map Book 38, Page 77, and First Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, 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: (1) 2023 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its heirs and assigns, forever;

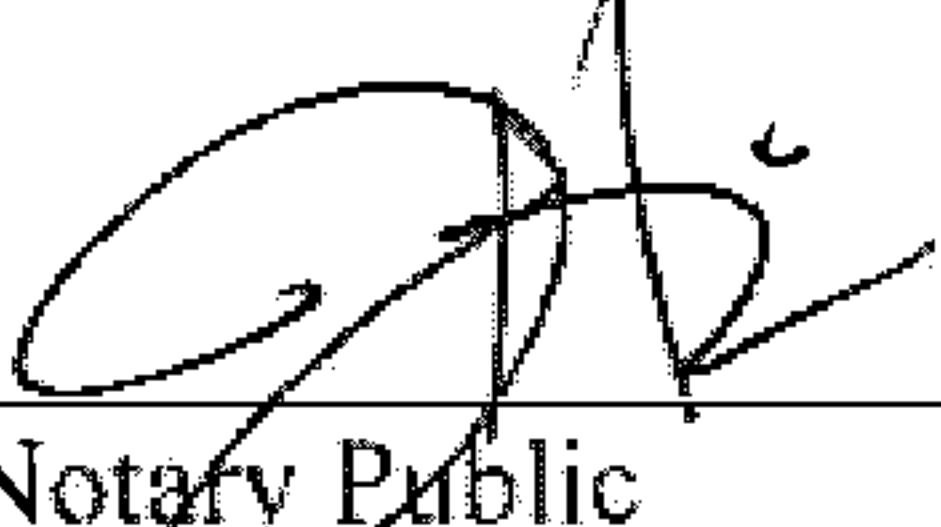
IN WITNESS WHEREOF, Grantors have set their seals, this 15 day of December, 2022


John Marshall Barnes, Jr.

Vanessa Barnes

STATE OF ~~ALABAMA~~ ^{South Carolina}
COUNTY OF Greenville)

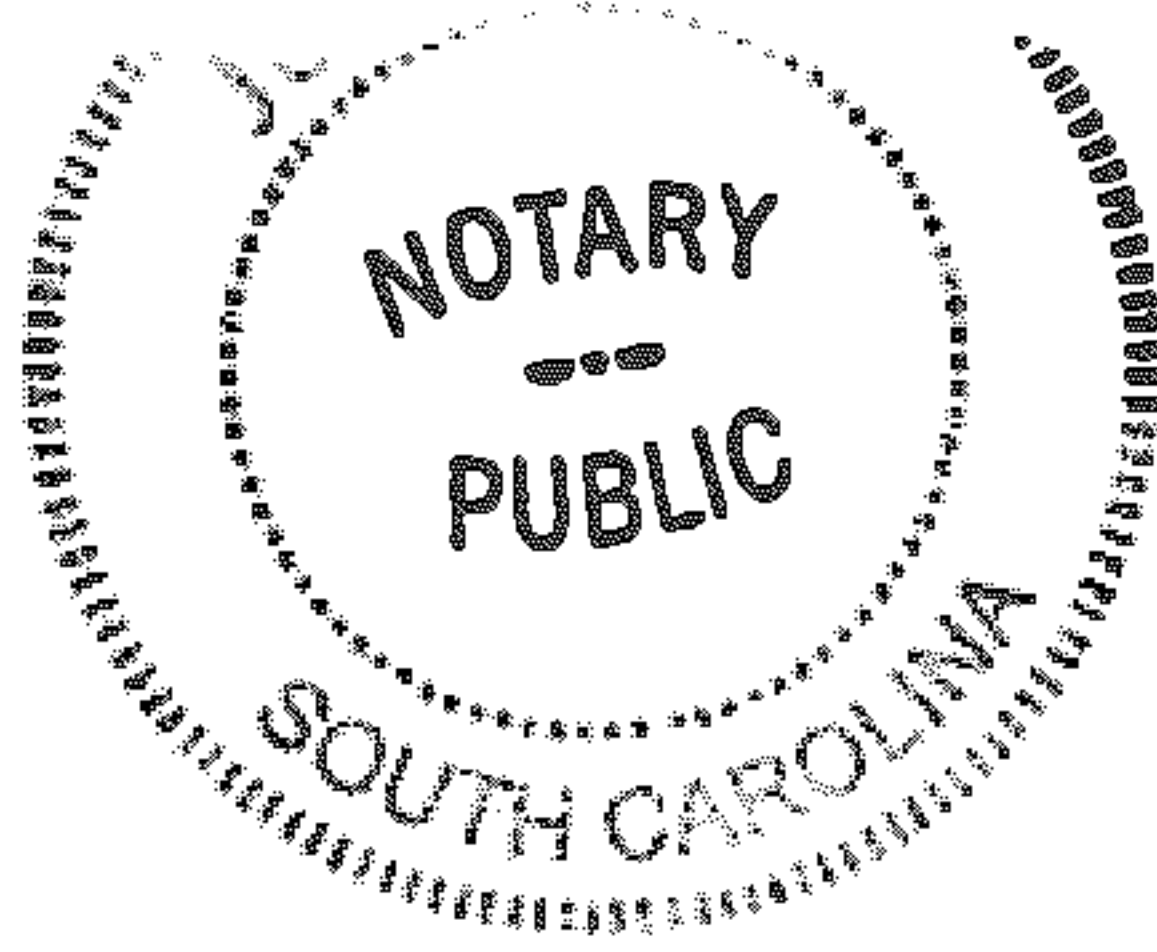
I, the undersigned Notary Public in and for said County and State, hereby certify that John Marshall Barnes, Jr. and Vanessa Barnes, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of December, 2022.



Notary Public
My Commission Expires:

JON HARRIS
Notary Public, State of South Carolina
My Commission Expires 3/20/2025



Real Estate Sales Validation Form

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

| | | | |
|------------------|--|-------------------------|--|
| Grantor's Name | John Marshall Barnes, Jr. & Vanessa Barnes | Grantee's Name | 1038 Portobello Road AL Condo, LLC |
| Mailing Address | 1038 Portobello Road Birmingham, AL 35242 | Mailing Address | 1038 Portobello Road Birmingham, AL 35242 |
| Property Address | 1038 Portobello Road Birmingham, AL 35242 | Date of Sale | 12/15, 2022 |
| | | Total Purchase Price | \$ |
| | | Or | |
| | | Actual Value | \$ |
| | | Or | |
| | | Assessor's Market Value | \$321,000.00 |

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)

| | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other: Grantor(s) conveying to their LLC |
| <input type="checkbox"/> 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.

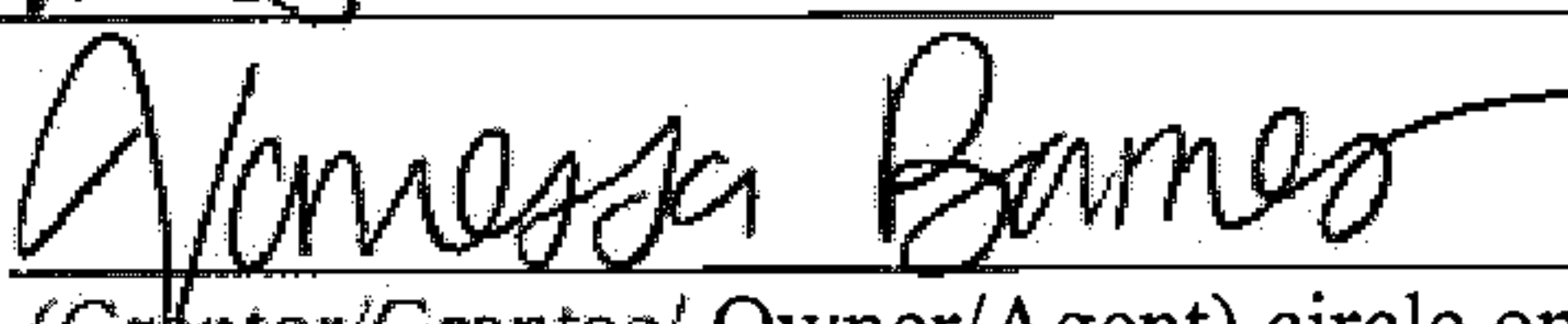
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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 | 12/15/2022 | Print | Vanessa S. Barnes |
| <input type="checkbox"/> Unattested | | Sign |  |
| | (verified by) | | (Grantor/Grantee/ Owner/Agent) circle one |

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2022 03:01:01 PM
\$349.00 JOANN
20221229000462880

Allen S. Bayl