

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
David Scott
35197 Portobello Road
Birmingham, AL 35242 20230509000136620
05/09/2023 10:26:21 AM
DEEDS 1/3

STATUTORY WARRANTY DEED

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

)

That in consideration of the sum of **Three Hundred Twenty-Five Thousand And No/100 Dollars (\$325,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged,

Estate of Miriam Tarpley Goynes a/k/a Miriam T. Goynes, deceased (Shelby County, Alabama Probate Case No. PR-2023-000024)

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

David Scott

(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in **Shelby County, Alabama** to-wit:

Unit 197, Building 35 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 Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3rd Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, 4th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, 7th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, 8th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, 9th Amendment to 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 Condominium Plat of Edenton, a Condominium, in Map Book 38, page 77, 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 Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

FILE NO.: CT-2300466

Subject to a third party mortgage in the amount of \$308,750.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its Personal Representative who is authorized to execute this conveyance, hereto set his/her signature and seal, this the 8th of May, 2023.

Estate of Miriam Tarpley Goyne a/k/a Miriam T. Goyne, deceased (Shelby County, Alabama Probate Case No. PR-2023-000024)

BY: [Signature]
William S Pritchard III, Esq
Personal Representative

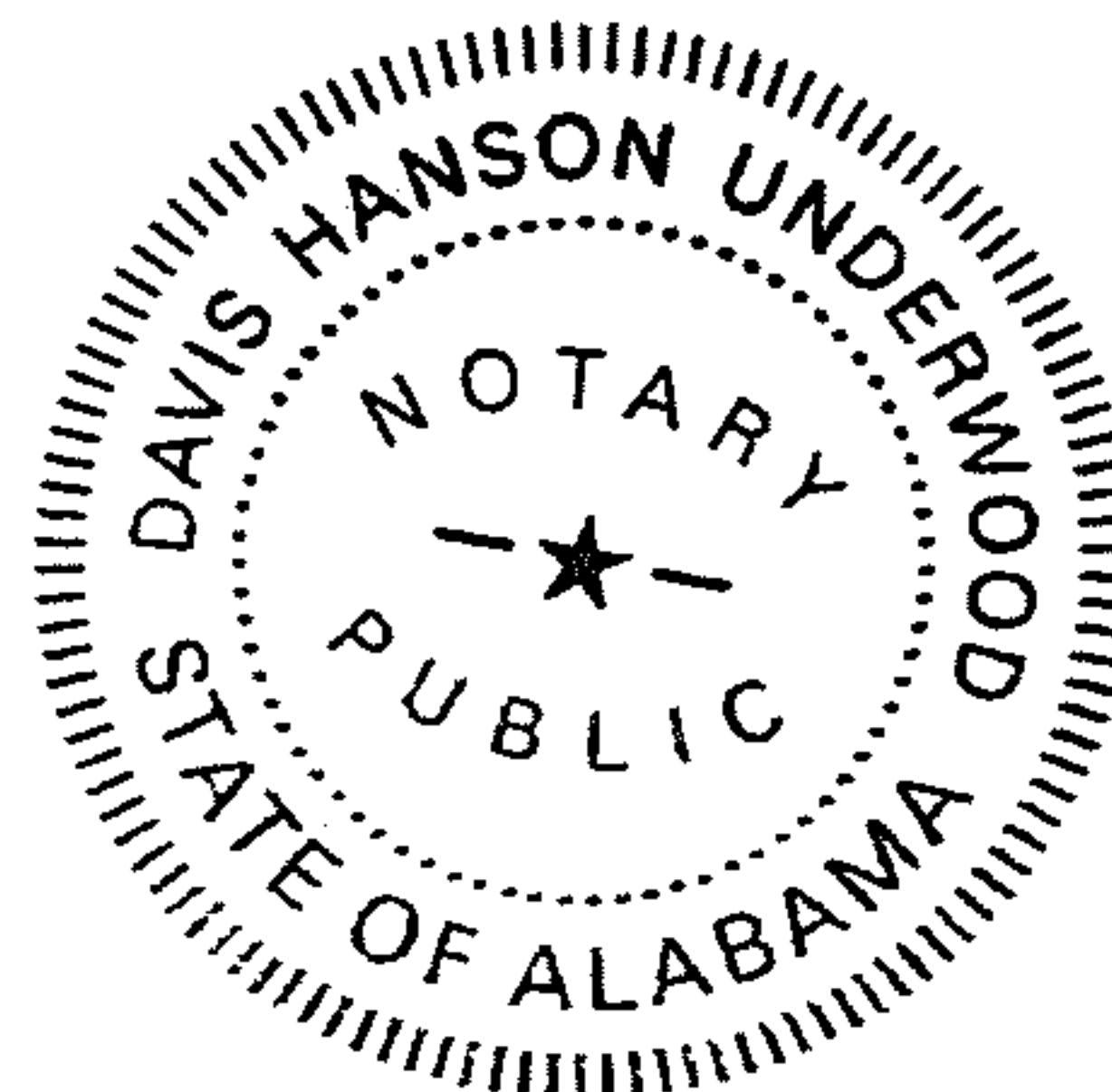
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elyar Salami whose name as Personal Representative for The Estate of Estate of Miriam Tarpley Goyne a/k/a Miriam T. Goyne, deceased (Shelby County, Alabama Probate Case No. PR-2023-000024) 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 he/she executed the same voluntarily and in his/her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 8th day of May, 2023.

[Signature]
Notary Public
My commission expires:

My Commission Expires:
July 24, 2023



Real Estate Sales Validation Form

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

Grantor's Name Estate of Miriam Tarpley Goyne
a/k/a Miriam T. Goyne, deceased
(Shelby County, Alabama Probate
Case No. PR-2023-000024)

Grantee's Name David Scott

Mailing Address 505 20th Street North, Suite 1210
Birmingham, AL 35203

Mailing Address 35197 Portobello Road
Birmingham, AL 35242

Property Address 35197 Portobello Road
Birmingham, AL 35242

Date of Sale May 8, 2023
Total Purchase Price \$325,000.00

or

Actual Value

\$

or

Assessor's Market Value

\$

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:

☒ 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 - Estate of Miriam Tarpley Goyne a/k/a Miriam T. Goyne, deceased (Shelby
County, Alabama Probate Case No. PR-2023-000024), 505 20th Street North, Suite 1210, Birmingham, AL 35203.

Grantee's name and mailing address - David Scott, 35197 Portobello Road, Birmingham, AL 35242.

Property address - 35197 Portobello Road, Birmingham, AL 35242

Date of Sale - May 8, 2023.

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: May 8, 2023

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/09/2023 10:26:21 AM
\$45.50 PAYGE
20230509000136620

Allen S. Bayl