

SEND TAX NOTICE TO:  
Thomas George Harrell  
2288 Portobello Road  
Birmingham, Alabama 35242

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

## WARRANTY DEED

STATE OF ALABAMA  
Shelby COUNTY

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty Six Thousand dollars & no cents (\$426,000.00). To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Joseph Harper and William Hooper, IV, married to each other** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Thomas George Harrell** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

UNIT 88, BUILDING 22, 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 20070508000215560, SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN 20070522000237580, THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT 20070606000263790, FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT 20070626000297920, FIFTH AMENDMENT TO THE 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 1ST AMENDED CONDOMINIUM PLAT OF EDENTON, A CONDOMINIUM AS RECORDED IN MAP BOOK 39, PAGE 4, AMENDED IN MAP BOOK 39 PAGE 79, AMENDED IN MAP BOOK 39 PAGE 137 AND MAP BOOK 40, PAGE 54, AND ANY FUTURE AMENDMENT 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.

This property does not constitute the homestead of the Grantor(s).

\$404,700.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/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.

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, 2nd Amendment to the Declaration of Condominium of Edenton as recorded In Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton 85 recorded In instrument 20070606000263790, and the 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 us 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 No. 20090722000282160, and any 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.

Rights in and to that certain Non-Exclusive Roadway Easement as set on in Instrument 20051024000550530, In the Office of the Judge of Probate of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187, Deed Book 185, page 120, Real 105, page 861 and Real 167, page 335 in the Probate Office of Shelby County, Alabama.

Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450 in the Probate Office of Shelby County, Alabama.

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.

Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.

Easement to BellSouth, as recorded in Instrument 20060920000466950 and Instrument 20070125000038780 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Instrument 20061212000601050; Instrument 20061212000601060; Instrument 20060828000422250 and Instrument 20061212000601460; Instrument 20070517000230870 and Instrument 20070517000231070 in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 41, page 83 and Deed Book 176, Page 186 in the Probate Office of Shelby County, Alabama.

Restrictions as set out in Real 54, page 199, in the Office of the Judge of Probate of Shelby County, Alabama.

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, in the Office of the Judge of Probate of Shelby County, Alabama.

Rights of others in and to the non-exclusive easement as set out in Easement Agreement in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.

Right of way and agreement with SW WC Utilities, Inc. in Instrument 2009-23560.

Right of ways, easements, agreements, conditions, restrictions, covenants as set forth by deed from Cahaba Beach Investments in Instrument 20080718000291560

Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

Limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Page 266 and Acts 1973 No. 1059, Page 1732 1975 Code of Alabama.

WARRANTY DEED

CBT File #2305018

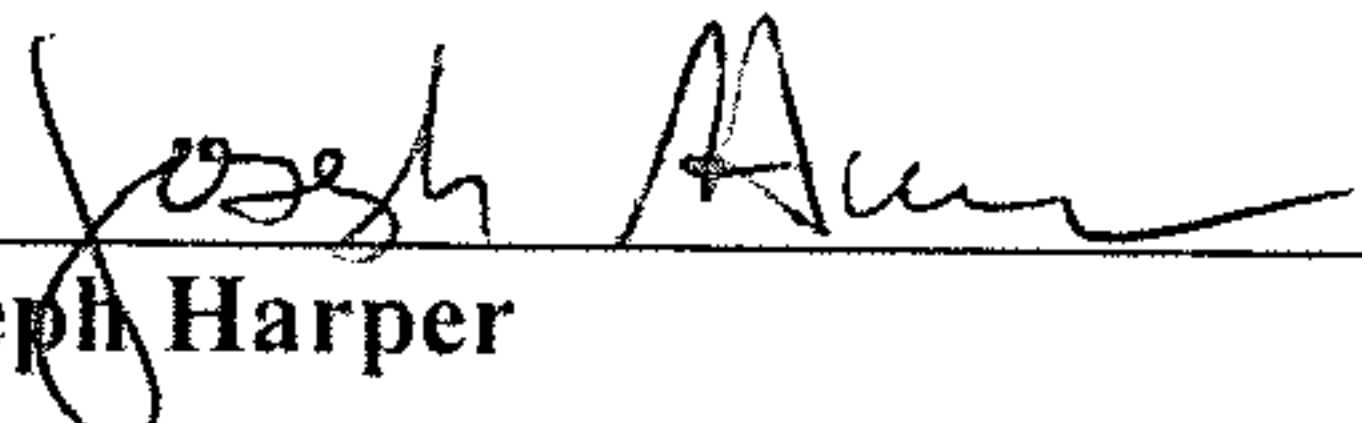


Limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Page 266 and Acts 1973 No. 1059, Page 1732 1975 Code of Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **May 30, 2023**.

 (Seal)  
Joseph Harper

 (Seal)  
William Hooper, IV

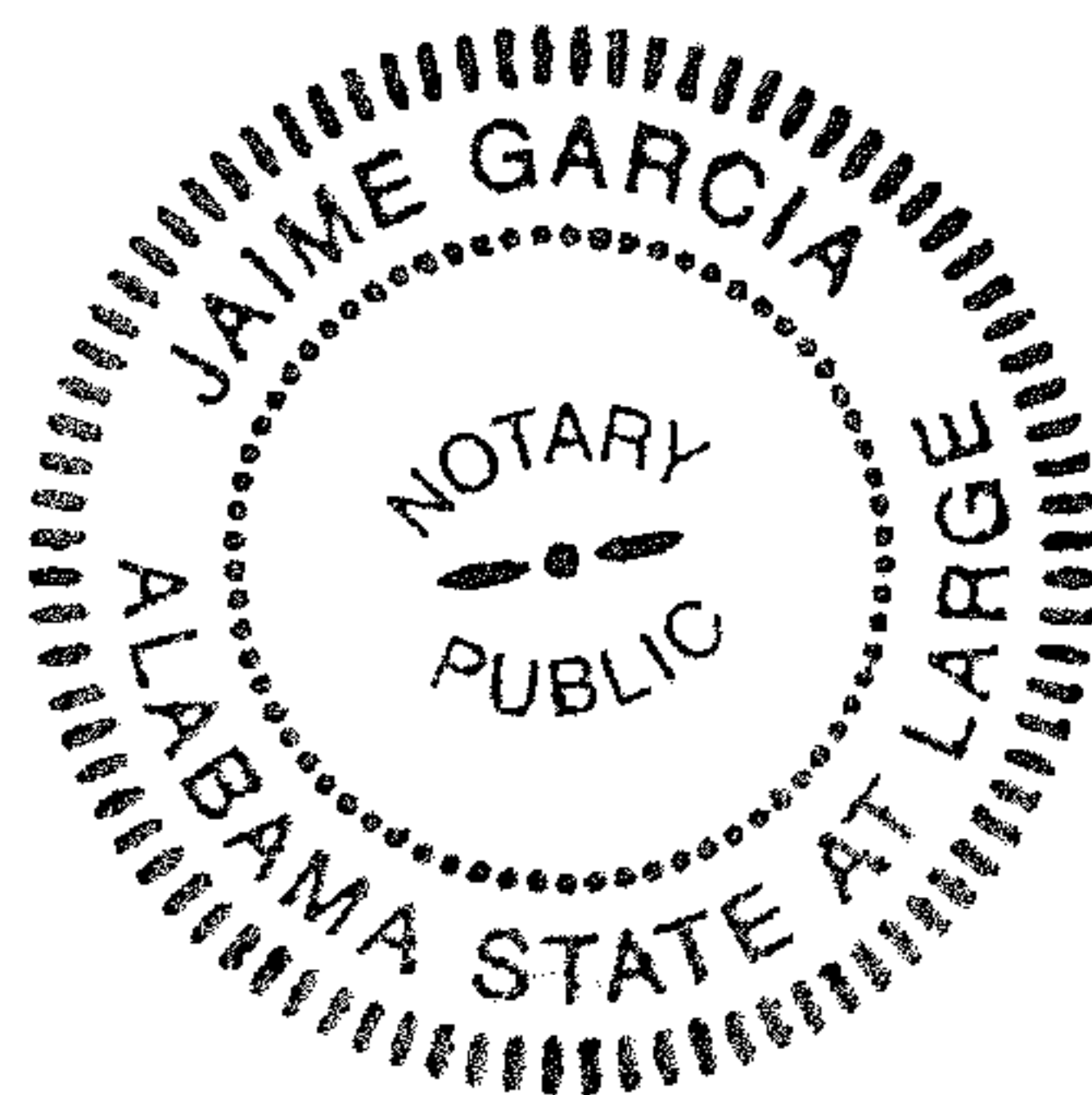
STATE OF ALABAMA

### General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph Harper and William Hooper, IV, married to each other**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, 2023



  
Notary Public

(Seal)

My Commission Expires: 02/29/24

**Real Estate Sales Validation Form*****This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Joseph Harper and William Hooper, IV Grantee's Name Thomas George Harrell

Mailing Address 430 Ballantrae Rd  
Pelham, Alabama 35124  
Property Address 2288 Portobello Road,  
Birmingham, Alabama 35242Mailing Address 2288 Portobello Road  
Birmingham, Alabama 35242  
Date of Sale 05/30/2023Total Purchase Price \$426,000.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/31/2023 11:42:12 AM  
\$457.00 JOANN  
20230531000162380The purchase price or actual value claimed on this Bill of Sale verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)☐ Bill of Sale☒ Sales Contract☐ Closing Statement☐ Appraisal☐ Other \_\_\_\_\_

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 of 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 5/30/23Print Thomas George Harrell☐ UnattestedTH  
(verified by)Sign Thomas G Harrell  
(Grantor/Grantee/Owner/Agent) circle one