

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

SEND TAX NOTICE TO:  
Phillip R. Griffin  
44177 Portobello Rd.  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Thirty-Eight Thousand Five Hundred And No/100 Dollars (\$338,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Stephanie Cunningham, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Phillip R. Griffin (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Unit 177, Building 44 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 Edenton as recorded in Inst. # 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Inst. # 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Inst. # 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. # 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. # 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. # 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. # 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. # 20080411000148760, 9th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. # 20080514000196360, 10th Amendment to Declaration of Condominium of Edenton as recorded in Inst. # 20080814000326660, 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 Inst. # 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 Owner's 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 Inst. # 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on this 30 day of May, 20 23.

Stephanie Cunningham  
Stephanie Cunningham

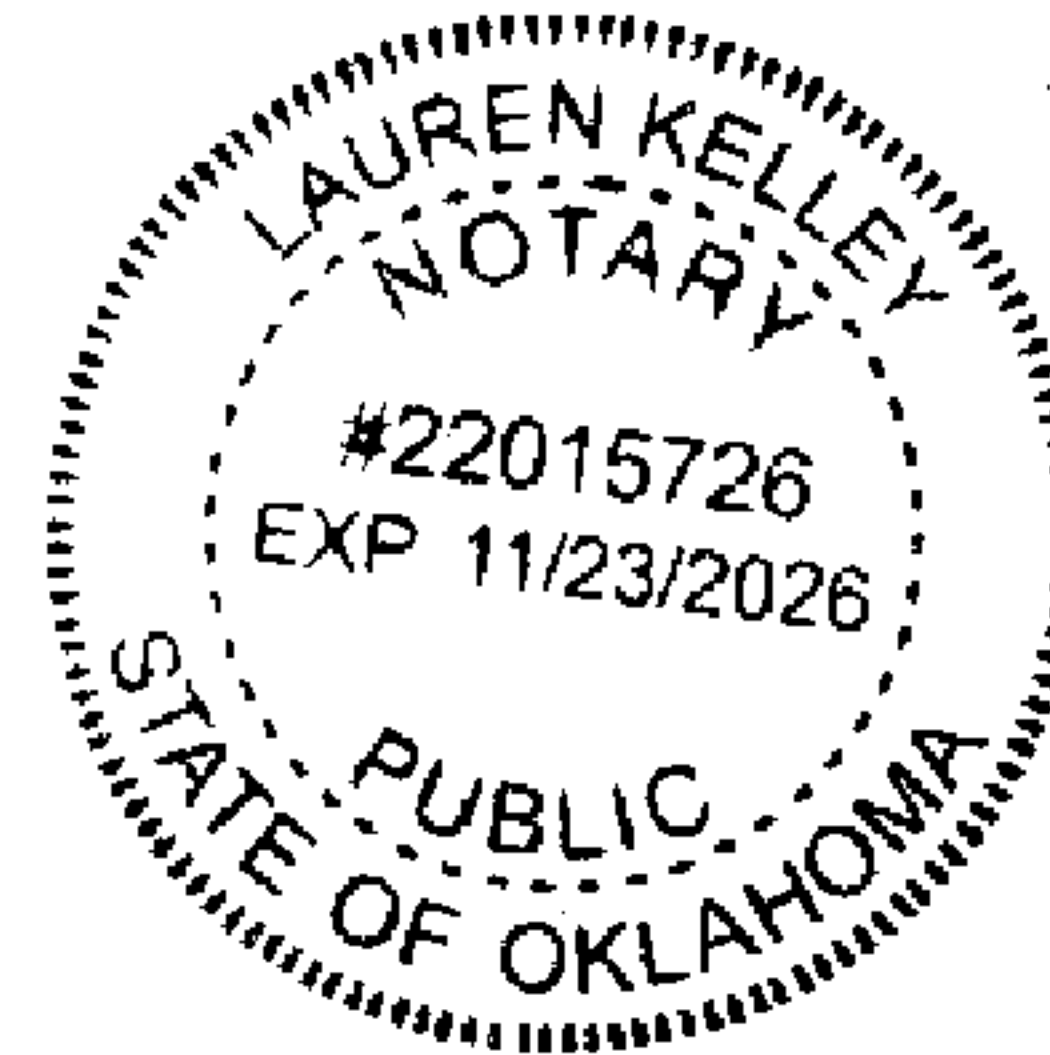
STATE OF Oklahoma  
COUNTY OF Washington

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Cunningham 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30 day of May, 20 23

Lauren Kelley  
Notary Public

My commission expires: 11/23/2026



**Real Estate Sales Validation Form**

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

Grantor's Name Stephanie Cunningham

Grantee's Name Phillip R. Griffin

Mailing Address 1812 Rolling Hills Place  
Bartlesville, OK 74006Mailing Address 44177 Portobello Rd.  
Birmingham, AL 35242Property Address 44177 Portobello Rd.  
Birmingham, AL 35242

Date of Sale May 31, 2023

Total Purchase Price \$338,500.00

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 StatementIf 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 - Stephanie Cunningham, 1812 Rolling Hills Place, Bartlesville, OK 74006.

Grantee's name and mailing address - Phillip R. Griffin, 44177 Portobello Rd., Birmingham, AL 35242.

Property address - 44177 Portobello Rd., Birmingham, AL 35242

Date of Sale - May 31, 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 31, 2023

Sign

  
AgentFiled and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/01/2023 10:29:46 AM  
\$366.50 JOANN  
20230601000163540

Alicia S. Bayl