

This instrument was prepared by:  
Heath S. Holden, Attorney at Law, LLC  
PO Box 43281  
Birmingham, AL 35243  
File No. 2023-505

Send Tax Notice To:  
TERESA L. WATKINS  
444 Finley Avenue W  
Birmingham, AL 35204

### GENERAL WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY     )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$525,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **KAREN E. FOOTE, AN UNMARRIED WOMAN**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **TERESA L. WATKINS** (herein referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Unit 45, in Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, A Condominium, which is recorded as Instrument No. 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument No. 20251000223920, and as amended by the Amendment thereto recorded as Instrument No. 20020521000241460 in said Probate Office and as further amended by the Corrective Amendment recorded as Instrument NO. 20020521000241470 in said Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by K.B. Weygand & Associates, PC. which is attached as Exhibit C to the Declaration of Condominium recorded as Instrument No. 20020521000241450 and which is also separately recorded in Map Book 28, Page 103 in said Probate Office.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

KAREN E. FOOTE IS THE SURVIVING GRANTEE OF THAT SAID JOINT TENNANTS WITH RIGHT OF SURVIVORSHIP DEED DATED 12/27/2006 AND RECORDED 2/8/2007 IN INST NO 20070208000059520 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, THE OTHER GRANTEE, H. DAVID FOOTE HAVING DIED ON OR ABOUT THE 19 DAY OF October, 2018.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and

subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 7th day of September, 2023.

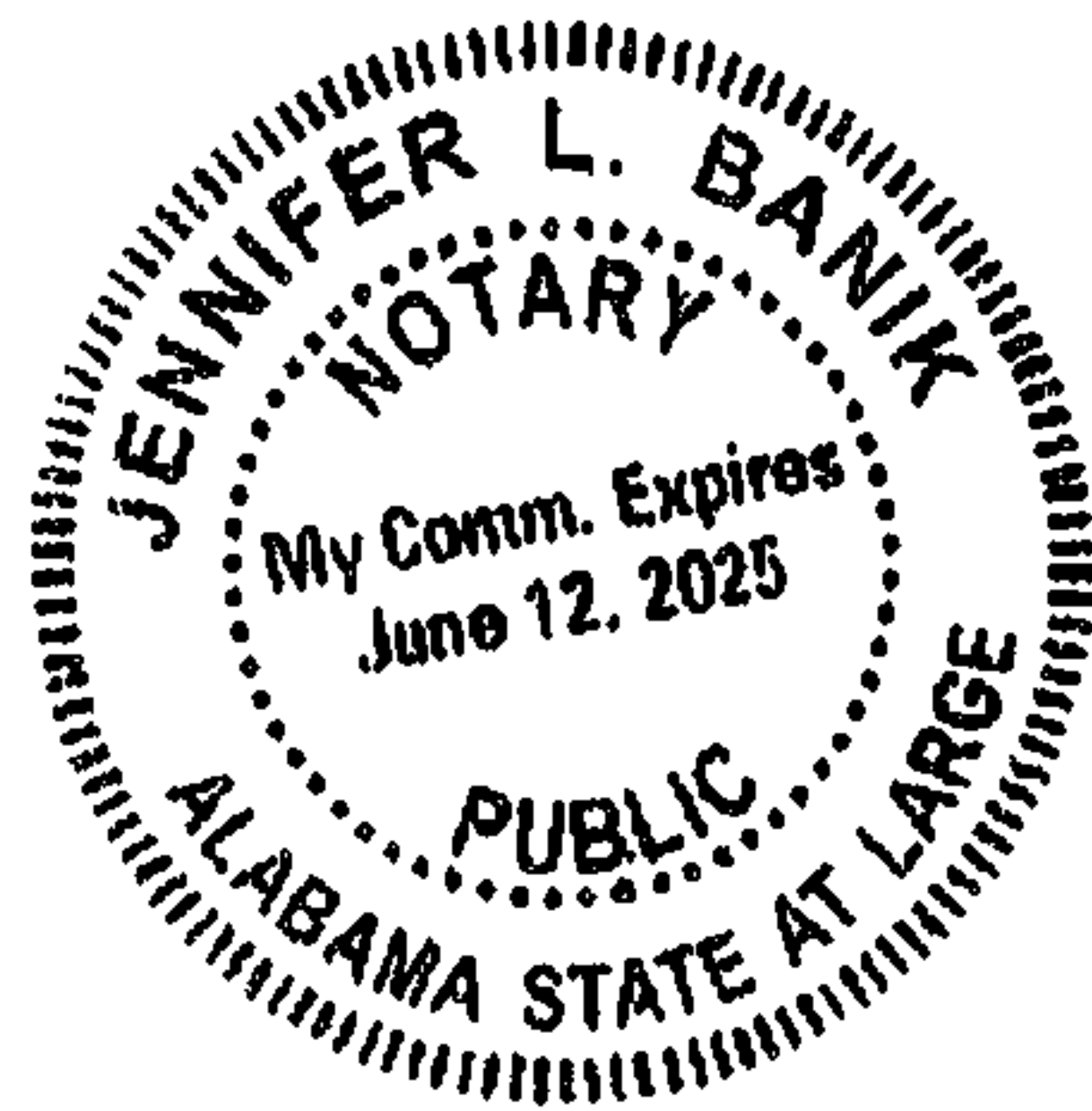
Karen E. Foote  
KAREN E. FOOTE

STATE OF ALABAMA            )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **KAREN E. FOOTE**, whose name 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of September, 2023.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



Real Estate Sales Validation Form

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

Grantor's Name KAREN E. FOOTE
Mailing Address 1516 Chase Way Hoover, AL 35244
Property Address 243 Courtside Drive Birmingham, AL 35242

Grantee's Name TERESA L. WATKINS
Mailing Address 444 Finley Ave W Birmingham, AL 35201
Date of Sale September 7, 2023
Total Purchase Price \$525,000.00
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
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 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 9.7.23 Print Jennifer Beak

Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/07/2023 11:02:19 AM
\$553.00 PAYGE
20230907000270780

Allen S. Beak