

Send Tax Notice to:
James Floyd and Susan Floyd
27127 Portobello Rd
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNeamney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-24-684**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$385,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Kent R. Clark and Linda P. Clark, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

400 University Park Drive, G28, Homewood, AL 35209

by **James Floyd and Susan Floyd (herein referred to as "Grantee," whether one or more),** whose mailing address is

27127 Portobello Rd, Birmingham, AL 35242
the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **27127 Portobello Road, Birmingham, AL 35242,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 1st day of March, 2024

Kent R. Clark by Lindsay K. Clark, Attorney-In-Fact
Kent R. Clark by Lindsay K. Clark, Attorney-In-Fact

Linda P. Clark by Lindsay K. Clark, Attorney-In-Fact
Linda P. Clark by Lindsay K. Clark, Attorney-In-Fact

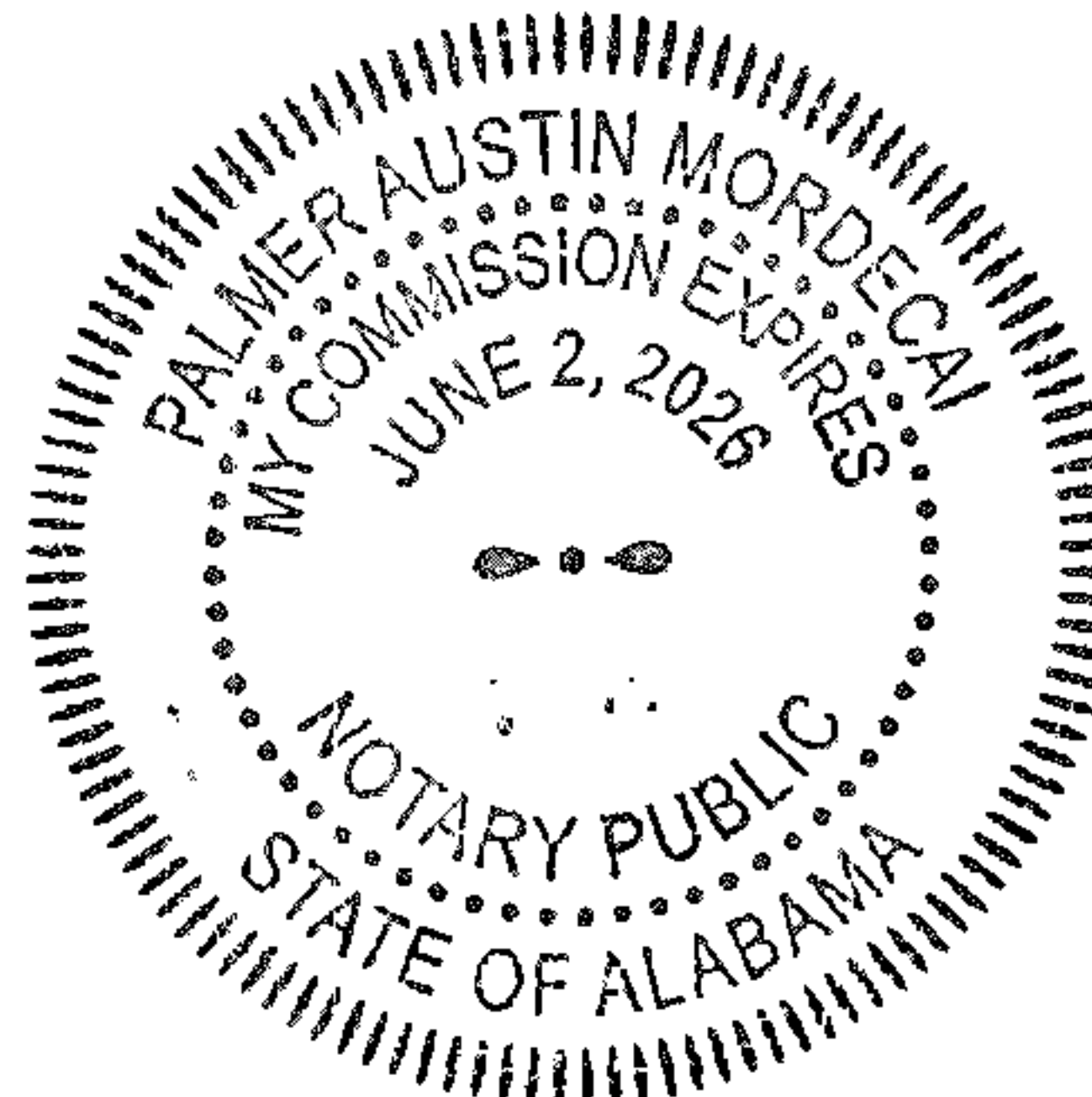
State of Alabama
County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Lindsay K. Clark**, whose name(s) is signed as Attorney in Fact for **Kent R. Clark** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of March, A. D. 2024

Palmer Austin Mordecai
Notary Public

Printed Name
My Commission Expires:



State of Alabama
County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Lindsay K. Clark**, whose name(s) is signed as Attorney in Fact for **Linda P. Clark** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of March, A. D. 2024

Palmer Austin Mordecai
Notary Public

Printed Name
My Commission Expires:



EXHIBIT A**Property 1:**

Unit 127, Building 27, 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 as recorded in Instrument # 20070508000215560; Second Amendment as recorded in Instrument # 20070522000237580; Third Amendment as recorded in Instrument # 20070606000263790; Fourth Amendment as recorded in Instrument # 20070626000297920; Fifth Amendment as recorded in Instrument # 20070817000390000; Sixth Amendment as recorded in Instrument # 20071214000565780; Seventh Amendment as recorded in Instrument # 2008013100039890; Eighth Amendment as recorded in Instrument # 20080411000148760; Ninth Amendment as recorded in Instrument # 20080514000196360; Tenth Amendment as recorded in Instrument # 20080814000326660; Eleventh Amendment as recorded in Instrument # 20081223000473570; Twelfth Amendment as recorded in Instrument # 20090107000004030; Thirteenth Amendment as recorded in Instrument #20090415000138180 and Fourteenth Amendment as recorded in Instrument #20090722000282160, and any amendment 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, First Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, and the Second Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 79, Third Amendment as recorded in Map Book 39, Page 137, Fourth Amendment 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 Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/04/2024 08:50:11 AM
 \$413.00 MISTI
 20240304000057490

Allie S. Bayl