

Send tax notice to:

Steven Andrew Hanna

4914 Windwood Circle
Birmingham, AL 35242
(

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2024110

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Robert L Harris, Married** whose mailing address is: 200 Hallman Hill East #106, B'ham, AL 35209 (hereinafter referred to as "Grantors") by **SAH Property Group, LLC** whose property address is: **850 Corporate Parkway, Ste 102, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 102, Building 2 in Meadow Brook Place Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070822000395570, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded as Meadow Brook Corporate Park South Phase II, No. 11A, in Map Book 39, page 6, as shown on Exhibit "B" of said Declaration of Condominium, and any future amendments thereto, Articles of Incorporation of Meadow Brook Place Office Condominium Association Inc as recorded in Instrument 20070822000395580, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Meadow Brook Place Office Condominium Association Inc., are attached as Exhibit "C" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "F".

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 39, page 6, Shelby County Records.
3. Agreement with Alabama Power Company as to underground cables recorded in Real Book 75, page 634, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in Misc. Book 48, page 880, in the Probate Office of Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company, recorded in Deed Book 146, page 391, in the Probate Office of Shelby County, Alabama.
6. Building setback line, buffer zone, sanitary sewer, storm sewer and other public utility easements as shown in Map Book 39, page 6, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Declaration of Covenants, Conditions, Restrictions for Meadow Brook Corporate Park South as set out in Real Book 64, page 91; 1st Amendment recorded in Real 95, page 826; 2nd Amendment recorded in Real 141, page 784; 3rd Amendment recorded in Real 177, page 244; 4th Amendment recorded in Real 243, page 453; 5th Amendment recorded in Real 245, page 89; 6th Amendment recorded in Instrument 1992-23529; 7th Amendment recorded in Instrument 1995-03028; 8th Amendment recorded in Instrument 1995-04188; 9th Amendment recorded in Instrument 1996-5491; 10th Amendment recorded in Instrument 1996-32318; 11th Amendment recorded in Instrument 1997-30077; 12th Amendment recorded in Instrument 1997-37856; 13th Amendment recorded in Instrument 1998-5588; 14th Amendment recorded in Instrument 1998-41655; 15th Amendment recorded in Instrument 1998-46243; 16th Amendment recorded in Instrument 1999-2935; Assignment of Developers Rights as recorded in Instrument 2001-35829; 17th Amendment recorded in Instrument 20021217000631360 and 18th Amendment recorded in Instrument 20100927000316200, all in the Office of the Judge of Probate of Shelby County, Alabama.
8. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991", Ala. Code 35-SA-101, et seq., or set forth in the Declaration of Condominium of Meadow Brook Place Office, a condominium recorded in Instrument 20070822000395570 and in the Bylaws of Meadow Brook Place Office Condominium, as set out in the Declaration of Condominium as Exhibit "C", and in the Articles of Incorporation of Meadow Brook Office


- Condominium. as recorded in Instrument 20070822000395580 in said Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company by instrument recorded in Instrument 2001-26137; as amended by quit claim deed recorded in Instrument 20070726000347760 and Instrument 20070517000231120, in the Probate Office of Shelby County, Alabama.
10. Easement Agreement recorded in Instrument 2001-27024 in the Probate Office of Shelby County, Alabama.


\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor, nor that of any spouse.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.


The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

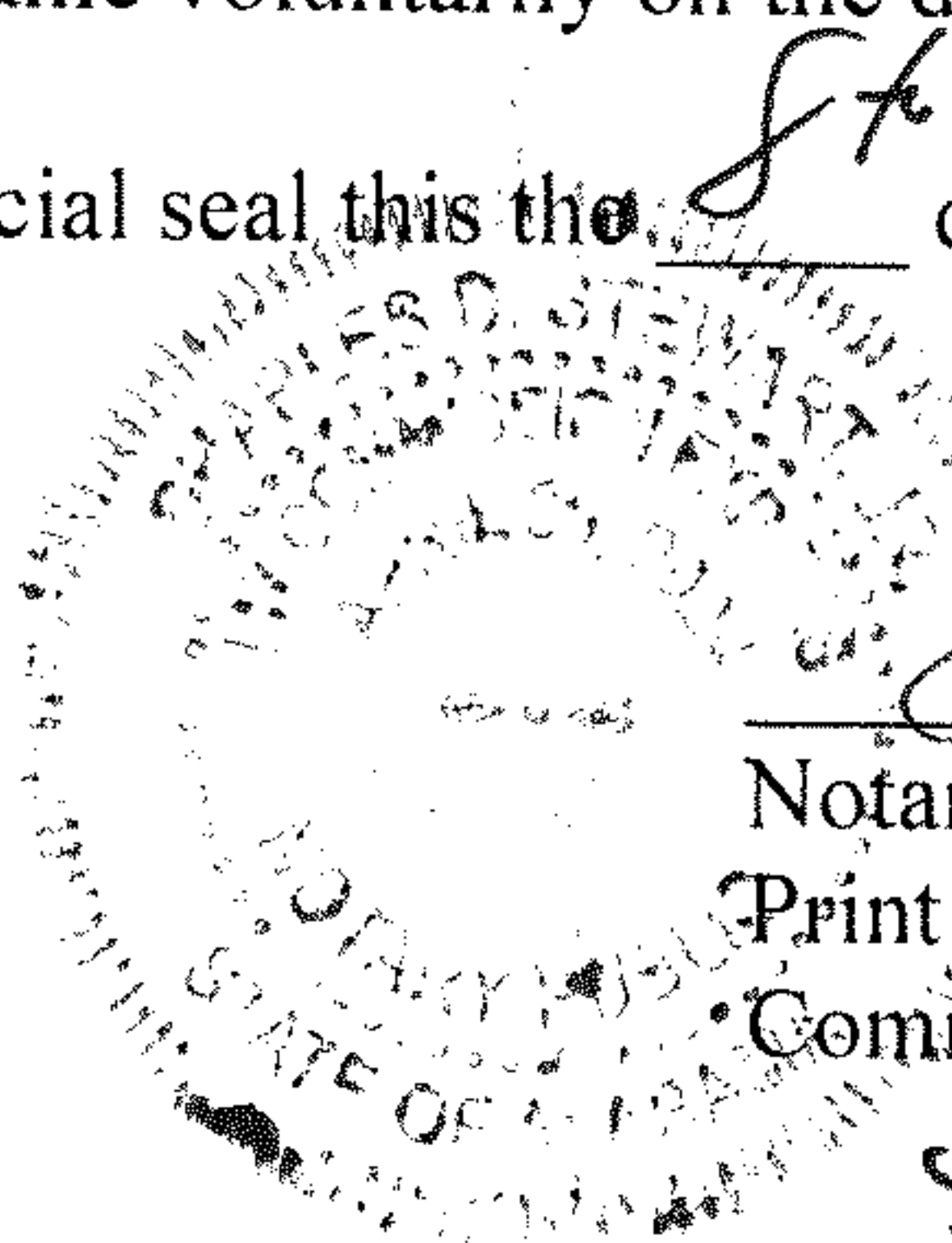
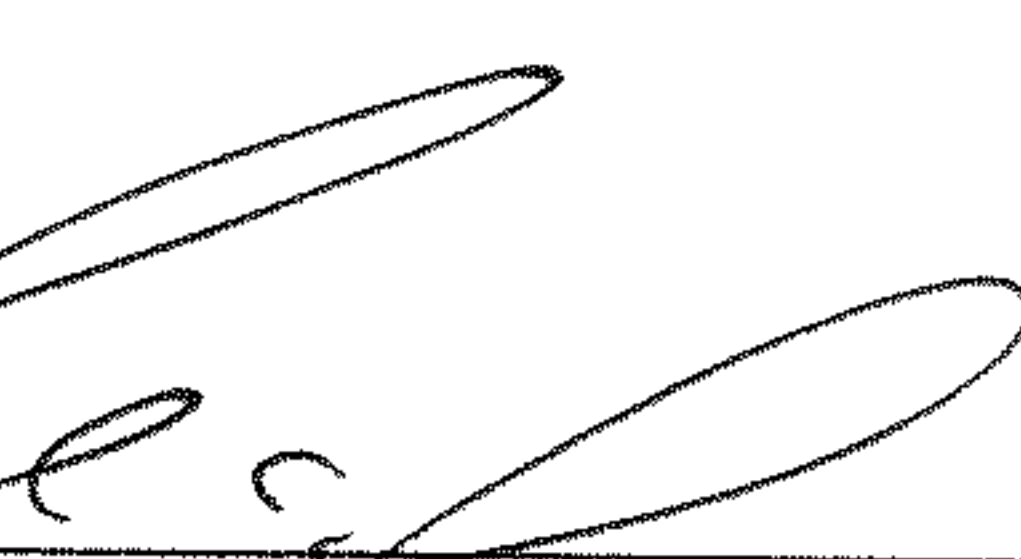
 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of April, 2024.


Robert L Harris

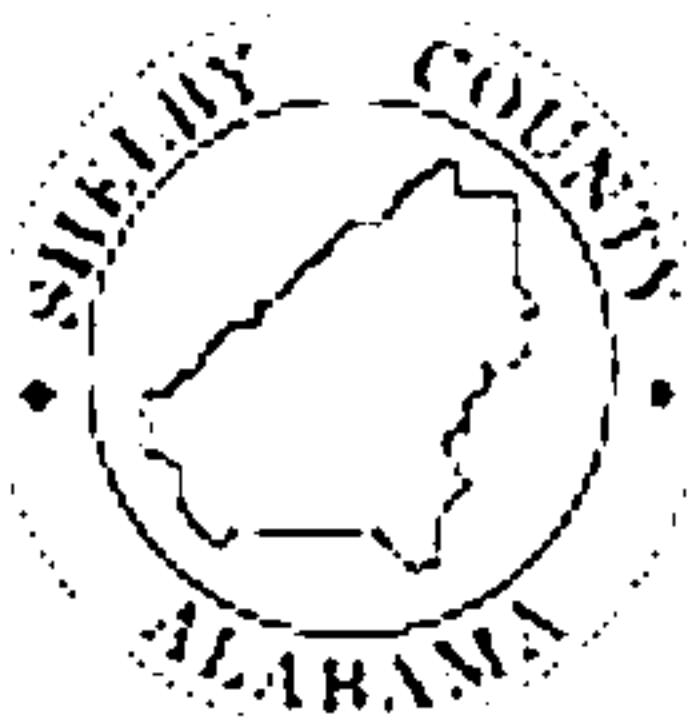
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L Harris whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the  day of April, 2024.


Notary Public
Print Name: 
Commission Expires: 4.30.24


CHARLES D. STEWART JR.
MY COMMISSION EXPIRES
APRIL 30, 2024
NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2024 02:45:46 PM
\$325.00 BRITTANI
20240409000102110

