



20240716000216000 1/5 \$436.50
Shelby Cnty Judge of Probate, AL
07/16/2024 11:59:30 AM FILED/CERT

This instrument was prepared by:

William Welsh
2289 Portobello Rd.
Birmingham, Alabama, 35242

Once recorded, return to:

William Welsh
2289 Portobello Rd.
Birmingham, Alabama, 35242

This Space for Recorder's Use Only.

Alabama General Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Ten Dollars US Dollars (\$ 10.00) in hand, paid to

William P. Welsh / Jeanne E. Welsh, Owners

with an address of 2289 Portobello Rd. Birmingham, Alabama 35242

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

Welsh Family Trust, Trust

with an address of 2289 Portobello Rd. Birmingham, Alabama 35242

(the "Grantee" or Grantees"), its successors and assigns the following-described real property,

lying, being and situated in Shelby County, Alabama, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 02-7-25-4-991-089.000

The property identified herein X is **-OR-** is not registered as the homestead of the Grantor(s).

A mortgage is **-OR-** X is not being simultaneously recorded on the property

Until amended, tax information shall be sent to:

Name: Welsh William P. & Jeanne E.



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Address: 2289 Portobello Rd. Birmingham, Alabama, 35242

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year [TAX YEAR] and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Grantor Signature: William P. Welsh Date: 7/16/2024
Printed Name: William P. Welsh

Grantor Signature: Jeanne E. Welsh Date: 7/16/2024
Printed Name: Jeanne E. Welsh



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NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama)
County of Shelby)

On 07/16/24 before me, DeAndre Williams,
personally appeared Jeanne Welsh and William Welsh,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature *DeAndre Williams*
Printed Name DeAndre Williams
My Commission Expires 10-19-2027

(Seal)

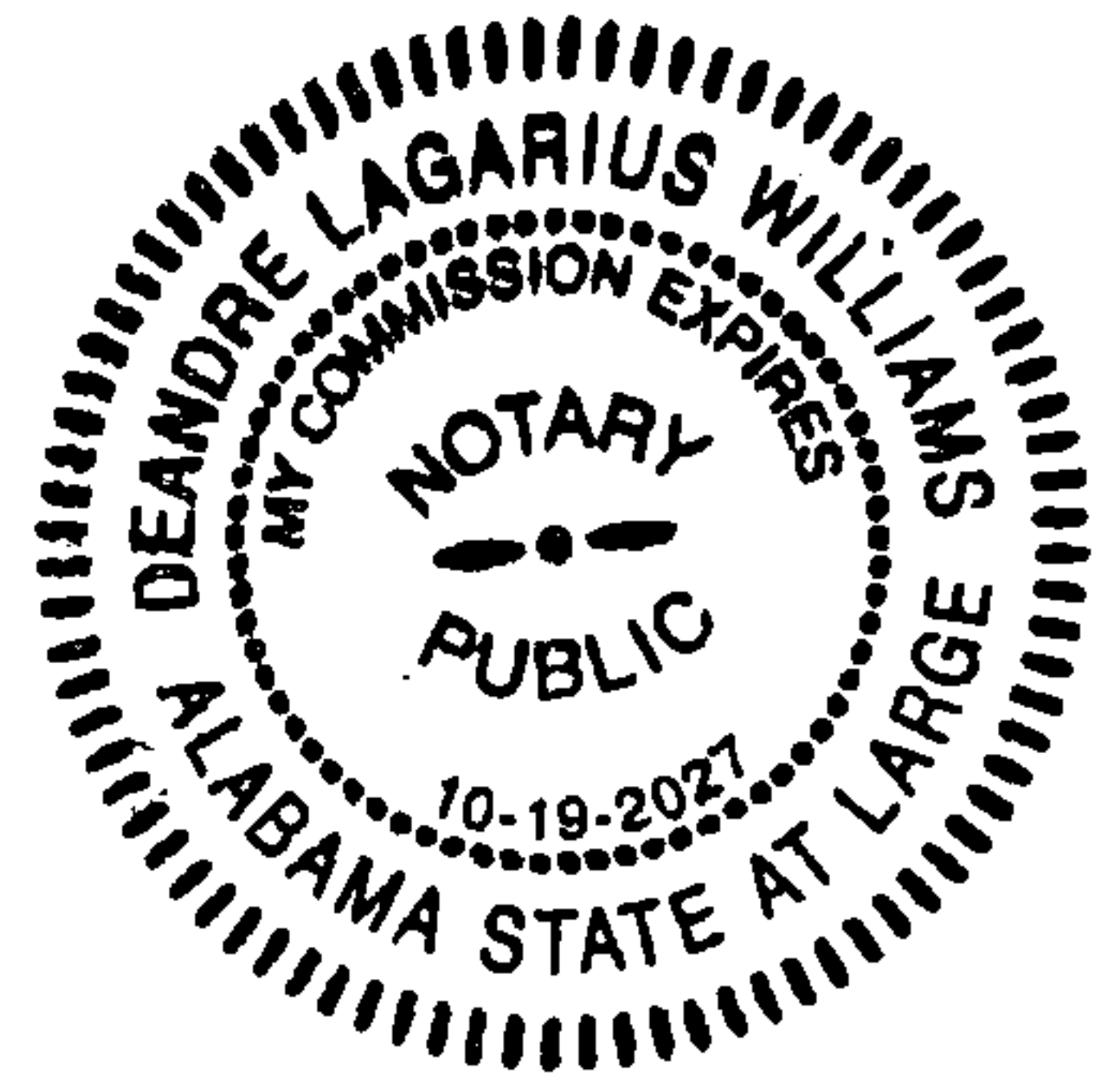


EXHIBIT A



20240716000216000 4/5 \$436.50
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**STATE OF ALABAMA)
JEFFERSON COUNTY)**

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of two hundred seventy thousand and no/100 dollars (\$270,000.00) being the contract price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, John Randolph Dabney and spouse, Judith E. Dabney (**Grantors**) whose address is 201 Wild Rice Road, Simpsonville, SC 29681 do grant, bargain, sell and convey unto William P. Welsh and Jeanne E. Welsh (**Grantees**) whose address is 2289 Portobello Road, Birmingham, AL 35242, as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Unit 89, 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 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 as 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 20080131000039890, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, Ninth amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, Eleventh Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20081222000184480, Twelfth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030, Thirteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180, Fourteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090722000282160 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 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. aka 2289 Portobello Road, Birmingham, AL 35242

Subject to:

Ad valorem taxes due October 1, 2018.

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.

Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450.

Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460.

Real Estate Sales Validation Form

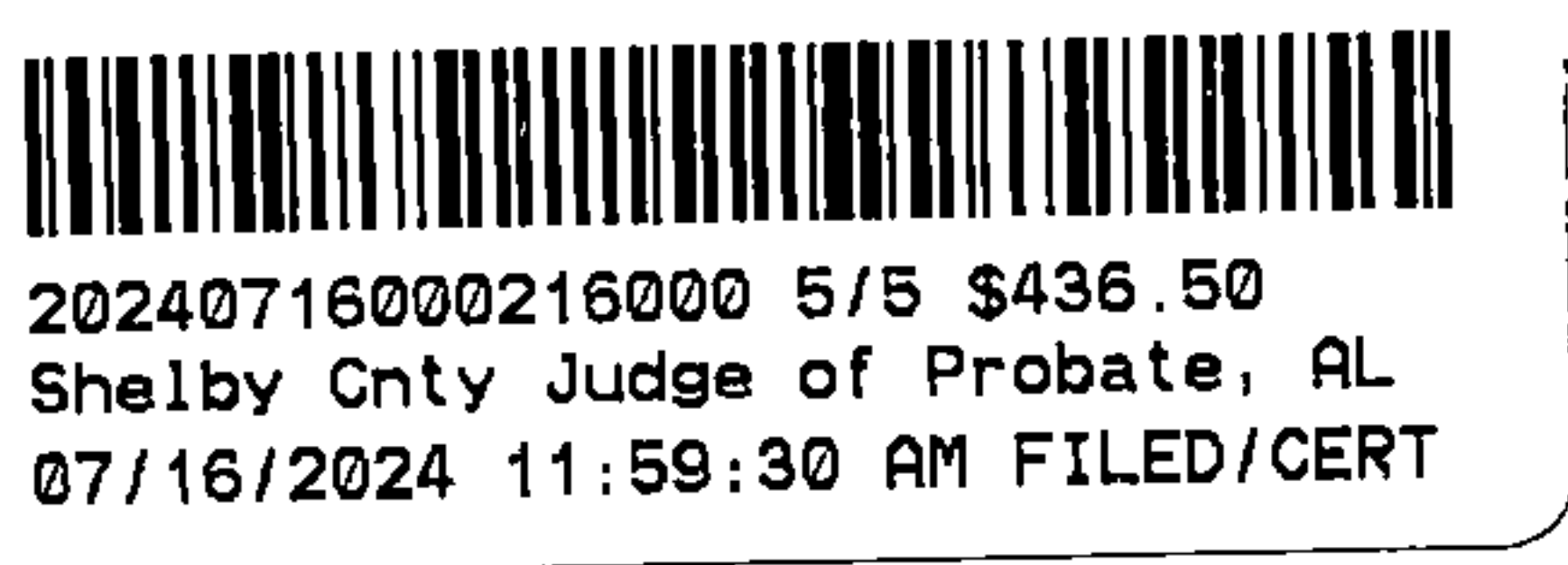
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name WILLIAM F. WELSH
Mailing Address 2289 PORTOBELLO Rd
BIRMINGHAM, AL 35242
Jeande Welsh

Grantee's Name WELSH Family Trust
Mailing Address 2289 PORTOBELLO Rd
BIRMINGHAM, AL 35242

Property Address 2289 PORTOBELLO Rd
BIRMINGHAM AL 35242

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$402,100



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 (checked)

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 7/16/2024
Unattested (verified by)
Print WILLIAM F. WELSH
Sign William F. Welsh
(Grantor/Grantee/Owner/Agent) circle one