
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

SEND TAX NOTICE TO:
William Harper-Hooper, IV and Joseph
Harper-Hooper
1038 Portobello Rd.
Birmingham, AL 35242

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Eighty-Five Thousand And No/100 (\$385,000.00) DOLLARS**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **1038 Portobello Rd AL Condo, LLC**, an Alabama limited liability company, (herein referred to as Grantor), whose mailing address is **1318 Haywood Rd Suite A Greenville SC 29615** does hereby grant, bargain, sell and convey unto **William Harper-Hooper, IV and Joseph Harper-Hooper** (herein referred to as Grantees), whose mailing address is **1038 Portobello Rd., Birmingham, AL 35242** for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is **1038 Portobello Rd., Birmingham, AL 35242** to-wit:

UNIT 38, BUILDING 10, 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, SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT #20070522000237580, THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT #20070606000263790, FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT #20070626000297920, FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT #2007081700039000, AND ANY AMENDMENTS THERETO, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "C" THERETO, AND AS RECORDED AS THE CONDOMINIUM PLAT OF EDENTON A CONDOMINIUM, IN MAP BOOK 38, PAGE 77, AND FIRST AMENDED

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CONDOMINIUM PLAT OF EDENTON, A CONDOMINIUM AS RECORDED IN MAP BOOK 39, PAGE 4, 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 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 "DF". 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 SHELBYCOUNTY, ALABAMA.

Source of Title: Quit Claim Deed from John Marshall Barnes, Jr. and Vanessa Barnes to 1038 Portobello Road Al Condo, LLC dated December 15, 2022 and recorded December 29, 2022 as instrument 20221229000462880 in the Office of the Judge of Probate of Shelby County.

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

\$346,115.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees for and during his, her, or their joint lives as joint tenants and upon the death of either of him, her, or them, then to the survivorship of her, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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 said Grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Manager who is authorized to execute this conveyance, has hereunto set his, her or their signature and seal, this the 6 day of September, 2024.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

1038 Portobello Rd AL Condo, LLC


By: John Marshall Barnes, Jr.
Its: Manager Member

STATE OF Alabama

COUNTY OF Jefferson

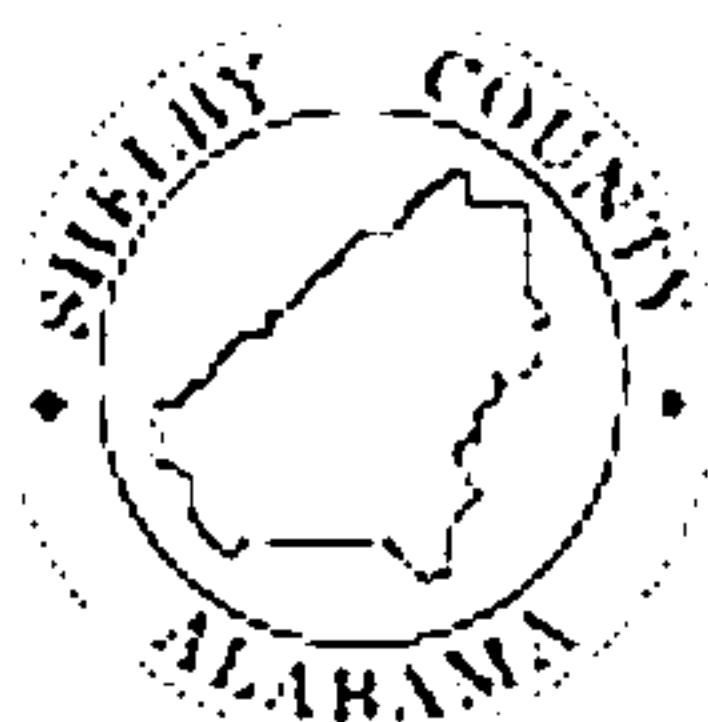
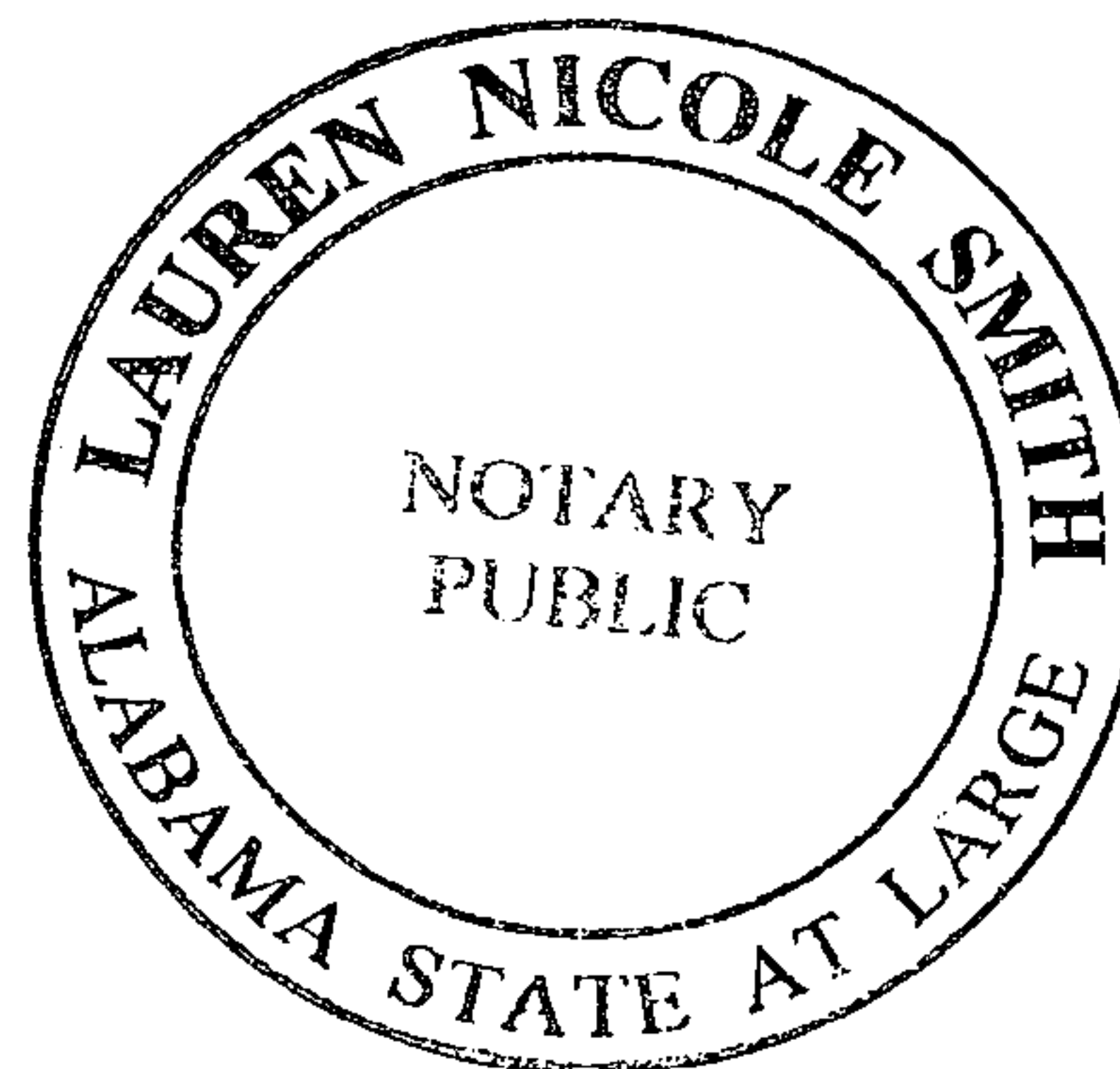
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **John Marshall Barnes, Jr. as Manager of 1038 Portobello Rd AL Condo, LLC**, 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 6 day of September, 2024.


Notary Public

My commission expires: 02/09/2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/10/2024 11:10:07 AM
\$67.00 BRITTANI
20240910000281000

