

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Charles William Hobbs
30139 Portobello Road
Birmingham, AL35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$355,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Tammy S. Ansell

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Charles William Hobbs

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

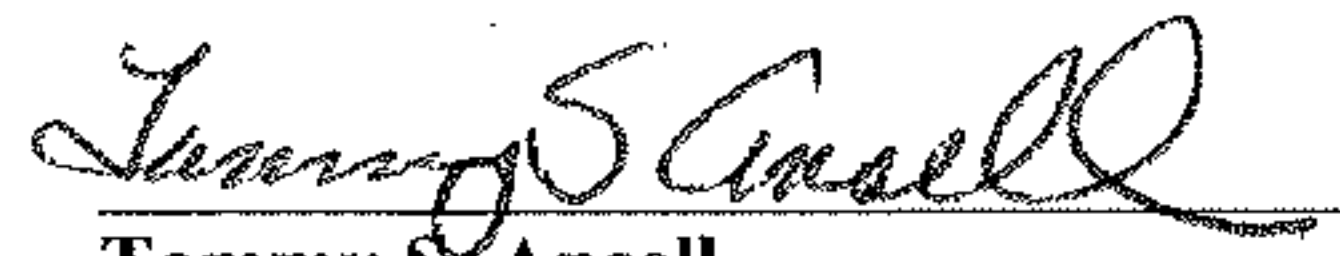
Unit 139, Building 30, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument #20070420000184480, in the Probate Office of Shelby County, Alabama, 1st Amendment recorded in Instrument #20070508000215560; 2nd Amendment recorded in Instrument #20070522000237580; 3rd Amendment recorded in Instrument #20070606000263790; 4th Amendment recorded in instrument #20070626000297920; 5th Amendment recorded in Instrument #20070817000390000; 6th Amendment recorded in instrument #20071214000565780; 7th Amendment recorded in instrument #20080131000039690; 8th Amendment recorded in Instrument #20080411000148760; 9th Amendment recorded in Instrument #20080514000196360; 10th Amendment recorded in Instrument #20080814000326660; 11th amendment recorded in Instrument #20081223000473570; 12th Amendment recorded in Instrument #20090107000004030; 13th Amendment recorded in Instrument #20090415000138180; 14th Amendment 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, 2nd Amended Condominium Plat of Edenton, a Condominium, as-recorded in Map Book 39, page 79, 3rd Amendment Plat of Edenton, a Condominium as recorded in Map Book 39, page 137, 4th Amendment 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 320051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

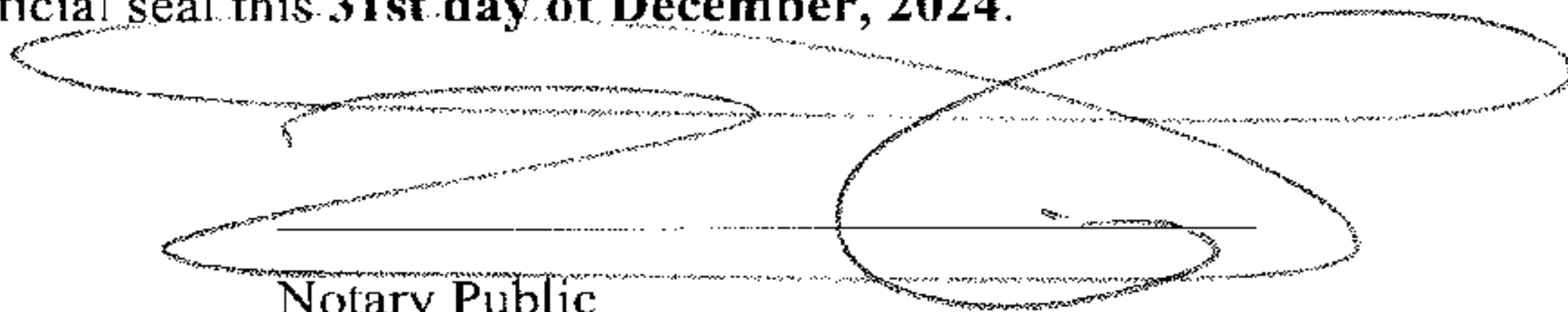
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of December, 2024.


Tammy S. Ansell

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tammy S. Ansell**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2024.


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	<u>Tammy S. Ansell</u>	Grantee's Name	<u>Charles William Hobbs</u>
Mailing Address	<u>P.O. Box 197</u> <u>Hooversville, PA</u> <u>15936</u>	Mailing Address	<u>4404 Waterbury Lane</u> <u>Lincoln, NE</u> <u>68516</u>
Property Address	<u>30139 Portobello Road</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>12/31/24</u>
		Total Purchase Price	<u>\$355,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	☐ Appraisal
☐ Sales Contract	☐ Other _____
☒ Closing Statement	

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 12/31/24

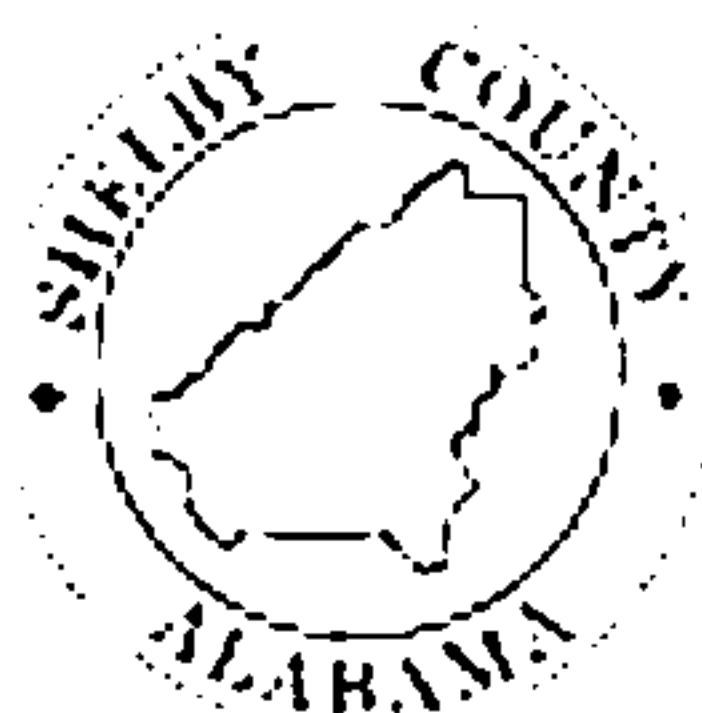
☒ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2025 10:44:42 AM
\$383.00 BRITTANI
20250102000000740

Form RT-1

Allen S. Bayal