

SEND TAX NOTICE TO:

Erica P. Genry
46186 Portobello Road
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$365,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **JD Realty Holdings, LLC,** an Alabama Limited Liability Company**, whose address is 1751-D Valley Ave Homewood, AL 35209, (hereinafter "Grantor", whether one or more), by **Erica P. Genry**, whose address is 46186 Portobello Road Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Erica P. Genry**, as sole owner, the following described real estate situated in Shelby County, Alabama, the address of which is 46186 Portobello Road, Birmingham, AL 35242, to-wit:

Unit 186, Building 46, 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 20070508000215560, Second Amendment to the Declaration of Condominium of Edenton as recorded in 20070522000237580, Third Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, Fourth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, Fifth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, Sixth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, Seventh Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, Eighth 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 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, 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4 and 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.

****JD Realty Holdings, LLC by Certificate of Merger with JE Homes, LLC effective January 1, 2025****

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$346,750.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, JD Realty Holdings, LLC, an Alabama Limited Liability Company, by Joe Demaras, as its Authorized Signer, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 31st day of January, 2025.

JD Realty Holdings, LLC, an Alabama Limited Liability Company

By: _____

Joe Demaras, Authorized Signer

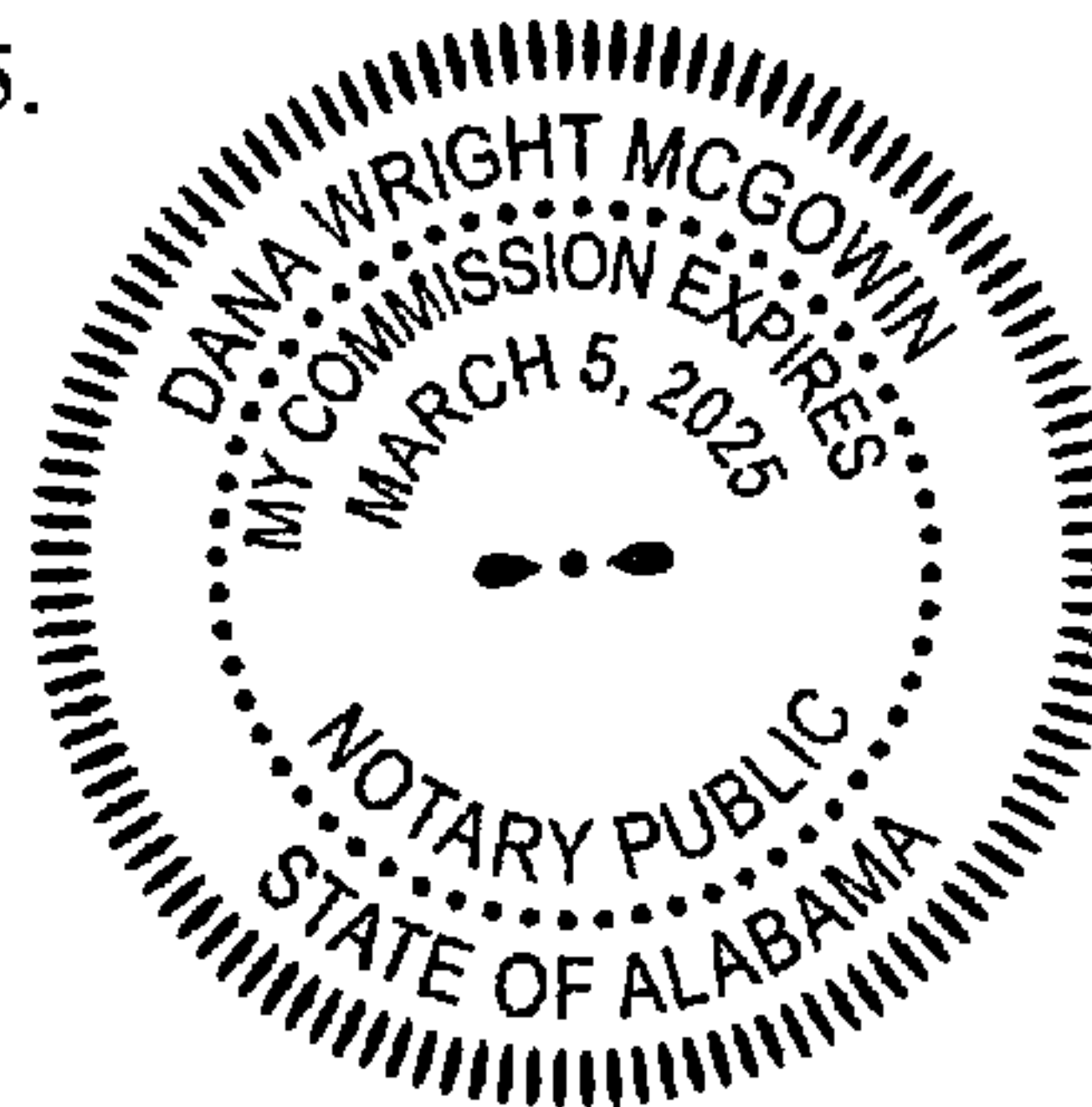
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Dana Wright McGowin, a Notary Public, in and for said County in said State, hereby certify that Joe Demaras, whose name as Authorized Signer of JD Realty Holdings, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 31st day of January, 2025.

Notary Public

My Commission Expires: 3/5/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2025 12:04:48 PM
\$43.50 PAYGE
20250203000032480

Allen S. Bayl