
(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:
Stephanie Gibson Barrett
1244 Portobello Rd
Birmingham, AL 35242

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Seventy-Nine Thousand Nine Hundred And No/100 (\$379,900.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantee(s) herein, the receipt of which is acknowledged, I/we, **Teresa T. Hawkins, a single person and Tami Akin and Scott G. Akin, a married couple** (herein referred to as Grantor(s)), whose mailing address is 147 Fairmont Dr. Birmingham AL 35213 does/do hereby grant, bargain, sell and convey unto **Stephanie Gibson Barrett** (herein referred to as Grantee(s)), whose mailing address is 1244 Portobello Rd, Birmingham, AL 35242 the following described real estate, situated in Shelby County, Alabama, the address of which is 1244 Portobello Rd, Birmingham, AL 35242 to-wit:

See Exhibit A attached hereto and made a part hereof.

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.

\$279,900.00 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 Grantee(s), his, her or their heirs and assigns, forever.

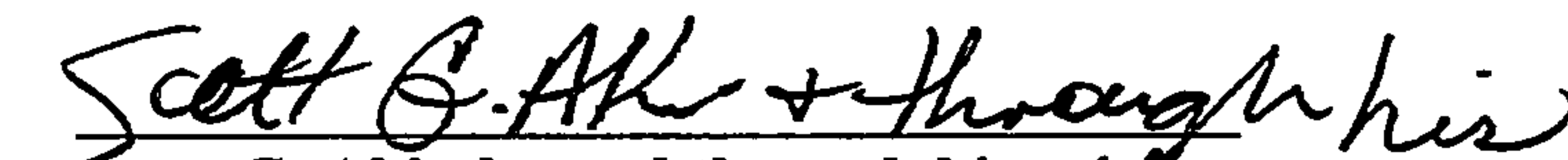
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

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

IN WITNESS WHEREOF, the said Grantors, have hereunto set his, her or their signature(s) and seal(s), this the 3rd day of February, 2025.


Teresa T. Hawkins


Tami Akin


Scott G. Akin by and through his Attorney-in-Fact, Tami Akin


STATE OF Alabama

COUNTY OF Jefferson

ACKNOWLEDGMENT

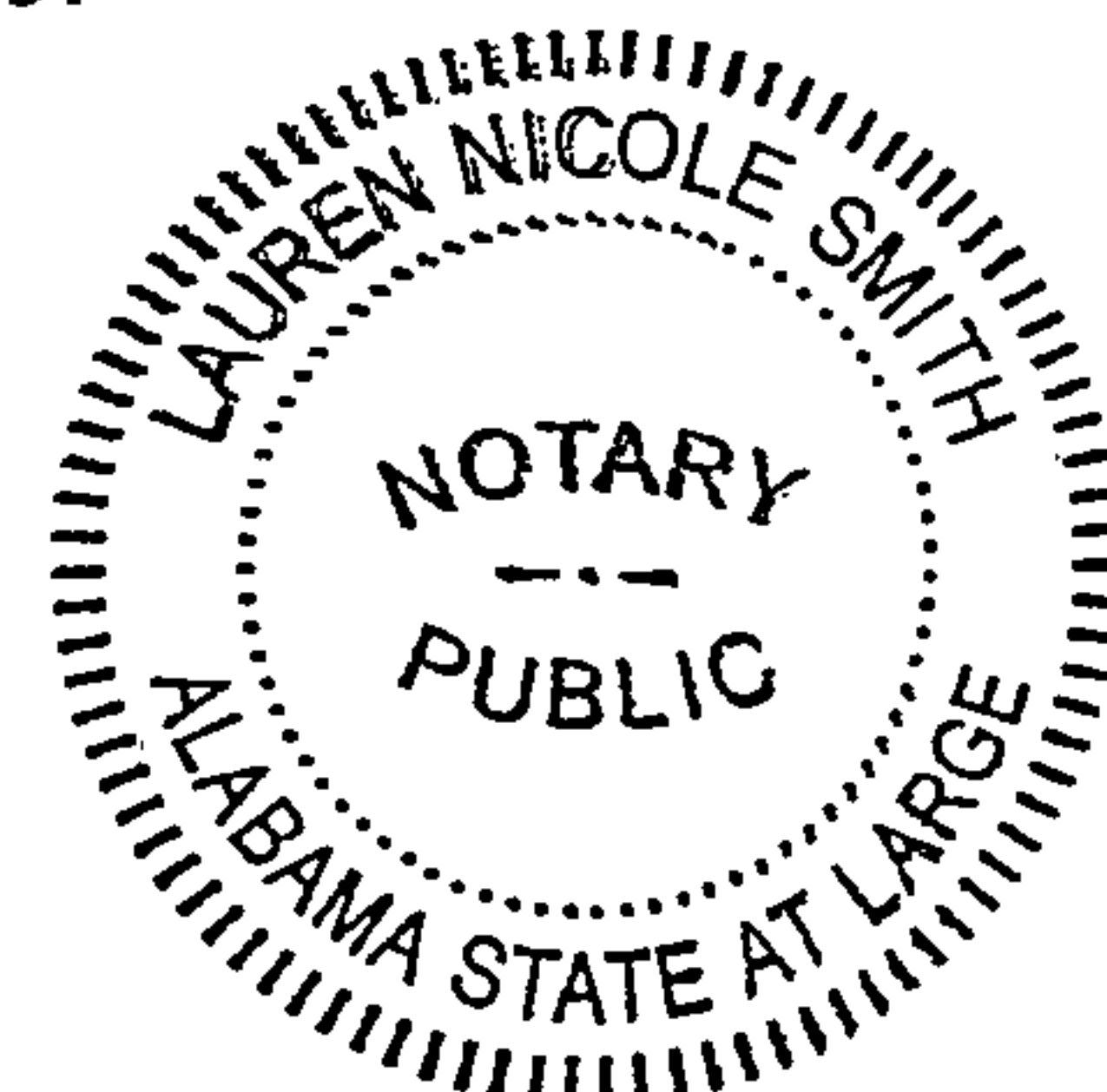
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Teresa T. Hawkins, Tami Akin and Scott G. Akin by and through his Attorney-in-Fact, Tami Akin**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before 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 3rd day of February, 2025.


Notary Public

MY COMMISSION EXPIRES:
02/09/2028

My commission expires: _____



(RECORDING INFORMATION ONLY ABOVE THIS LINE)

EXHIBIT "A"

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Unit 44, Building 12, 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 20080131000039690, 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, 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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/04/2025 09:54:08 AM
 \$129.00 JOANN
 20250204000033670

Allen S. Bayl