

Send tax notice to:
Suzanne A Ballard
35198 Portobello Road
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2025311

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Six Thousand and 00/100 Dollars (\$356,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Patty Lee Fisher, a single individual** whose mailing address is: 37155 Portobello Rd (hereinafter referred to as "Grantors") by **Suzanne A Ballard and Candace L Fisher** whose property address is: **35198 Portobello Road, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

see Legal Description Exhibit "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. 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 in the Probate Office of Shelby County, Alabama.
3. Roadway Easement Agreement as recorded in Instrument No. 20051024000550530 and Instrument No. 20061024000523450, in the Probate Office of Shelby County, Alabama.
4. Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument No. 20051024000550540 and in Instrument No. 20061024000523460, in the Probate Office of Shelby County, Alabama.
5. Easement for grading and slope maintenance recorded in Instrument No. 20060817000404390 in the Probate Office of Shelby County, Alabama.
6. Easement to BellSouth, as recorded in Instrument No. 20060920000466950 and Instrument No. 20070125000038780 in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Instrument No. 20061212000601050; Instrument No. 20061212000601060; Instrument No. 20060828000422250; Instrument No. 20061212000601460; Instrument No. 20070517000230870 and Instrument No. 20070517000231070 in the Probate Office of Shelby County, Alabama.
8. Declaration of Condominium of Edenton, a Condominium, which is recorded in Instrument No. 20070420000184480; First Amendment to Declaration of Edenton as recorded in Instrument No. 20070508000215560; 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20070522000237580; 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20070606000263790; 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20070626000297920; 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20070817000390000; 6th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20071214000565780; 7th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20080131000039690; 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20080411000148760; Ninth amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20080514000196360 and Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080814000326660, in the Probate Office of Shelby County, Alabama, and any further amendments thereto.
9. Articles of Incorporation of Edenton Residential Owners Association Inc as recorded in Instrument No. 20070425000639250. in the Office of the Judge of Probate of Shelby County, Alabama.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
11. Restrictions as set out in Real 54, page 199, in the Office of the Judge of Probate of Shelby County, Alabama.

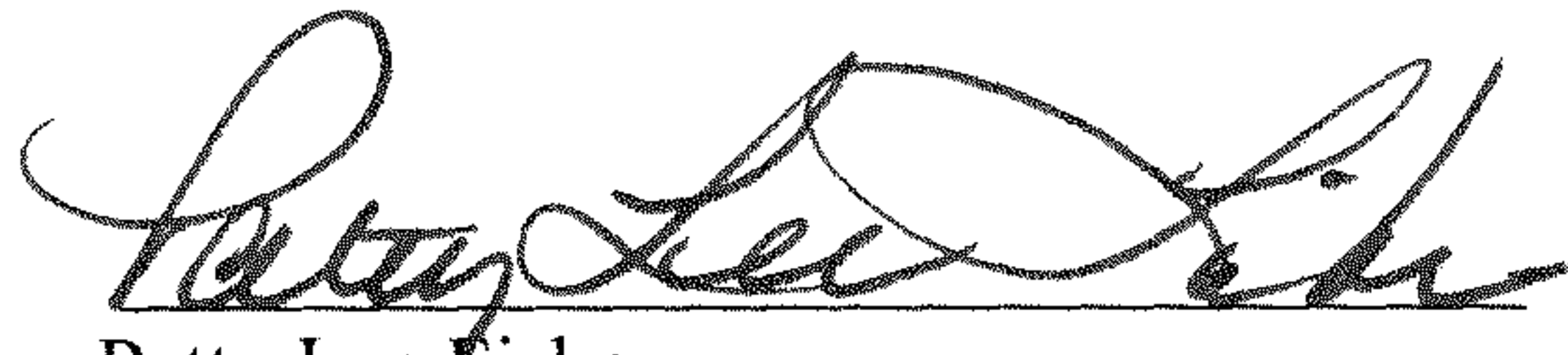
12. Assignment and Conveyance with Development Agreements and Restrictive Covenants by and between Cahaba Land Associates LLC and Cahaba Beach Investments LLC as recorded in Instrument No. 20051024000550520, in the Office of the Judge of Probate of Shelby County, Alabama.
13. Rights of others in and to the non-exclusive easement as set out In Easement Agreement in Instrument No. 20051024000550530. in the Office of the Judge of Probate of Shelby County, Alabama.
14. Exclusive Access and Easement agreement granted to Alexander Jones in Instrument No. 20080616000243110 in the Office of Judge of Probate of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

30 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of September, 2025.


Patty Lee Fisher

STATE OF ALABAMA
COUNTY OF SHELBY

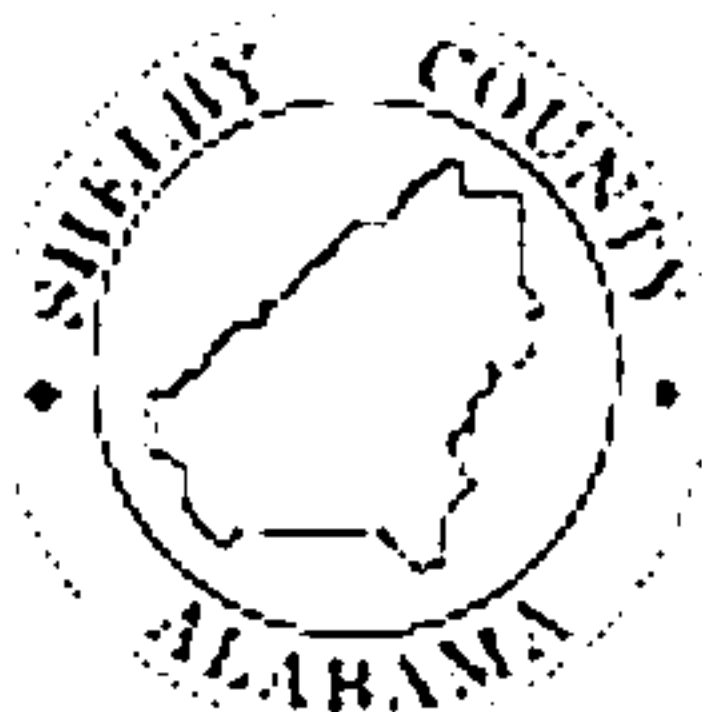
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patty Lee Fisher whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of September, 2025.


Notary Public
Print Name: Charles D. Haworth Jr
Commission Expires: 8.30.28

EXHIBIT "A"
LEGAL DESCRIPTION

Unit 198, Building 35, Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Inst. No. 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080411000148760, 9th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080514000196360, 10th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080814000326660, 11th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20081222000184480, 12th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20090107000004030, 13th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20090415000138180, 14th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 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 Inst. No. 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 Inst. No. 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
10/01/2025 08:42:19 AM
\$384.00 KELSEY
20251001000300330

Allen S. Bayl