

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Robert Davis & Constance Davis
43202 Portobello Rd., Unit 202
Birmingham, AL 35242

STATE OF ALABAMA)
) **JOINT WITH RIGHT OF SURVIVORSHIP**
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$359,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **RAYMOND L. WHALEY and REBECCA F. WHALEY, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **ROBERT DAVIS and CONSTANCE DAVIS** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$250,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

Exhibit A

Legal Description

Unit 202, Building 43, 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 # 20070817000390000, Sixth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20071214000565780, Seventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080131000039890, Eighth Amendment to 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, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080814000326660, Eleventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20081223000473570, Twelfth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090107000004030, Thirteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090415000138180 and Fourteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090722000282160, 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 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, and the 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137 and the 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 ad 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.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name RAYMOND L. WHALEY and REBECCA F. WHALEY

Grantee's Name ROBERT DAVIS and CONSTANCE DAVIS

Mailing Address 43202 PORTOBELLO ROAD UNIT 202 BIRMINGHAM, AL 35242

Mailing Address 43202 PORTOBELLO ROAD UNIT 202 BIRMINGHAM, AL 35242

Property Address 43202 PORTOBELLO ROAD UNIT 202 BIRMINGHAM, AL 35242

Date of Sale February 19, 2026

Total Purchase Price \$359,900.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2026 02:48:14 PM
\$141.00 PAYGE
20260220000048780

Allen S. Boyd

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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 February 19, 2026

Print Malcolm S. McLeod

Unattested
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one