

Send tax notice to:
THANG QUOC AN
602 BARRISTERS COURT
BIRMINGHAM, ALABAMA 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

2017083

20170329000105280
03/29/2017 01:15:37 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Two Thousand Five Hundred and 00/100 Dollars (\$182,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ALINA DARYAB, a single individual **whose mailing address** is: 2052 Eagle Ridge Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by THANG QUOC AN AND VAN BICH PHAM **whose property address** is: 602 BARRISTERS COURT, BIRMINGHAM, ALABAMA, 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 ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

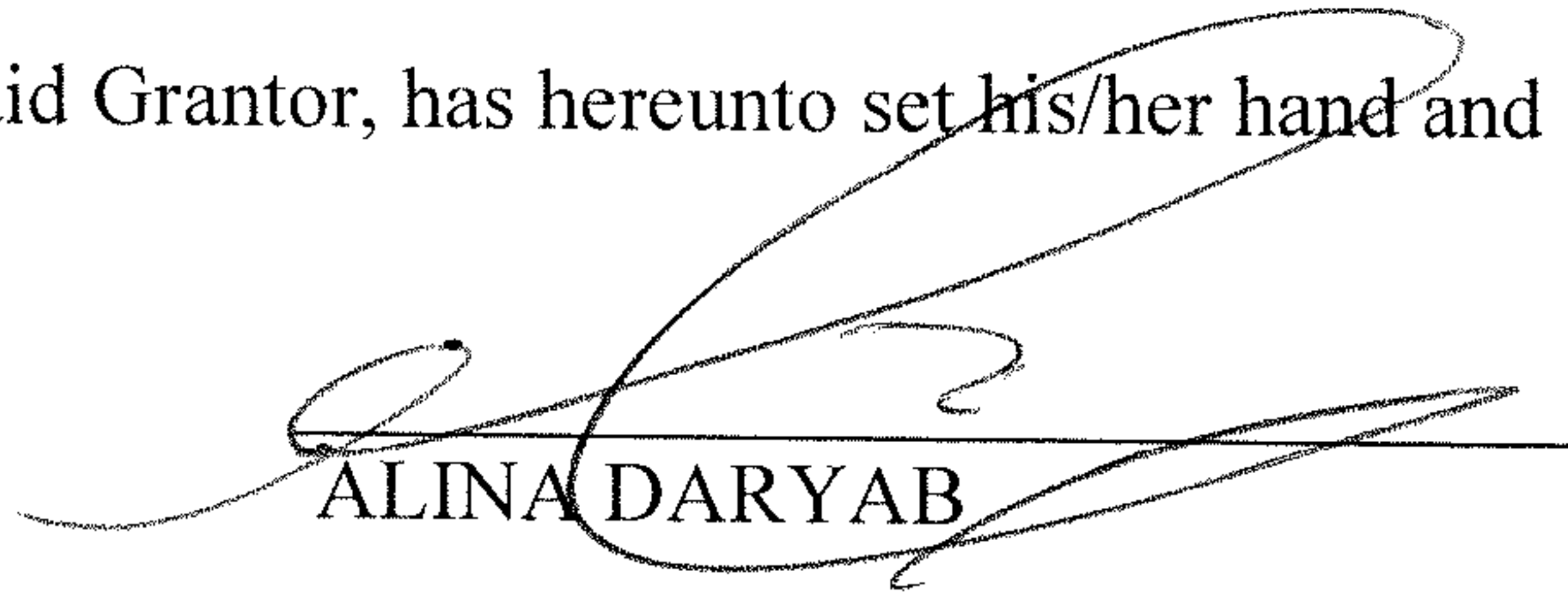
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of 7th Amended Plat of The Lofts at Edenton, a Condominium. recorded in Map Book 42, pages 102A through 102H, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Right-of-way to Alabama Power Company recorded in Deed Book 126, page 187
5. Roadway Easement Agreement as recorded in Instrument #20051024000550530 and Instrument #20061024000523450.
6. Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC recorded in Instrument #20051024000550640 and in Instrument #20061024000523460.
7. Easement for grading and slope maintenance recorded in Instrument #20060817000404390.
8. Easement to Alabama Power Company recorded in Instrument #20061212000601050; Instrument #20061212000601060; Instrument #20060828000422250; Instrument #20061212000601460; Instrument #20070517000230870; Instrument #20070517000231070 and Instrument #20100121000020230.
9. 16. Easement to BellSouth Telecommunications Inc, as recorded in Instrument #20070125000038780; Instrument #20100126000024800 and Instrument #20100414000113260.
10. Declaration of Roadway and Utility Easement as recorded in Instrument #200702160000721720 and Instrument #20100218000048660.

- 11. Declaration of Reciprocal Drainage Easement as recorded In Instrument #20100218000048670.
- 12. Sanitary Sewer Easement granted to SWWC Utilities in Instrument #20090126000023550.
- 13. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company recorded in Instrument #20100415000115200.
- 14. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991 ", Ala. Code 35-8A-1 01, et seq., or set forth in the Declaration of Condominium of The loft at Edenton, a condominium recorded in Instrument #20100225000056160; and First Amendment to Declaration of Condominium as recorded in Instrument #20100330000095330; and Second Amendment to Declaration recorded in Instrument #20100423000123550; Third Amendment recorded in Instrument #20100616000191940; Fourth Amendment recorded in Instrument #20101015000344930; Fifth Amendment recorded in Instrument #20110304000073710; Sixth Amendment recorded in Instrument #2011 0426000126440; Seventh Amendment recorded in Instrument #20110902000260780; and in the Bylaws of The Lofts at Edenton Condominium Association Inc, as set out in the Declaration of Condominium as Exhibit "C" and in the Articles of Incorporation of The Lofts at Edenton Condominium Association Inc. recorded in Instrument 20100115000015270; Eight Amendment recorded in Instrument #20120801000279530.

\$145,000.00 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23 day of March, 2017.

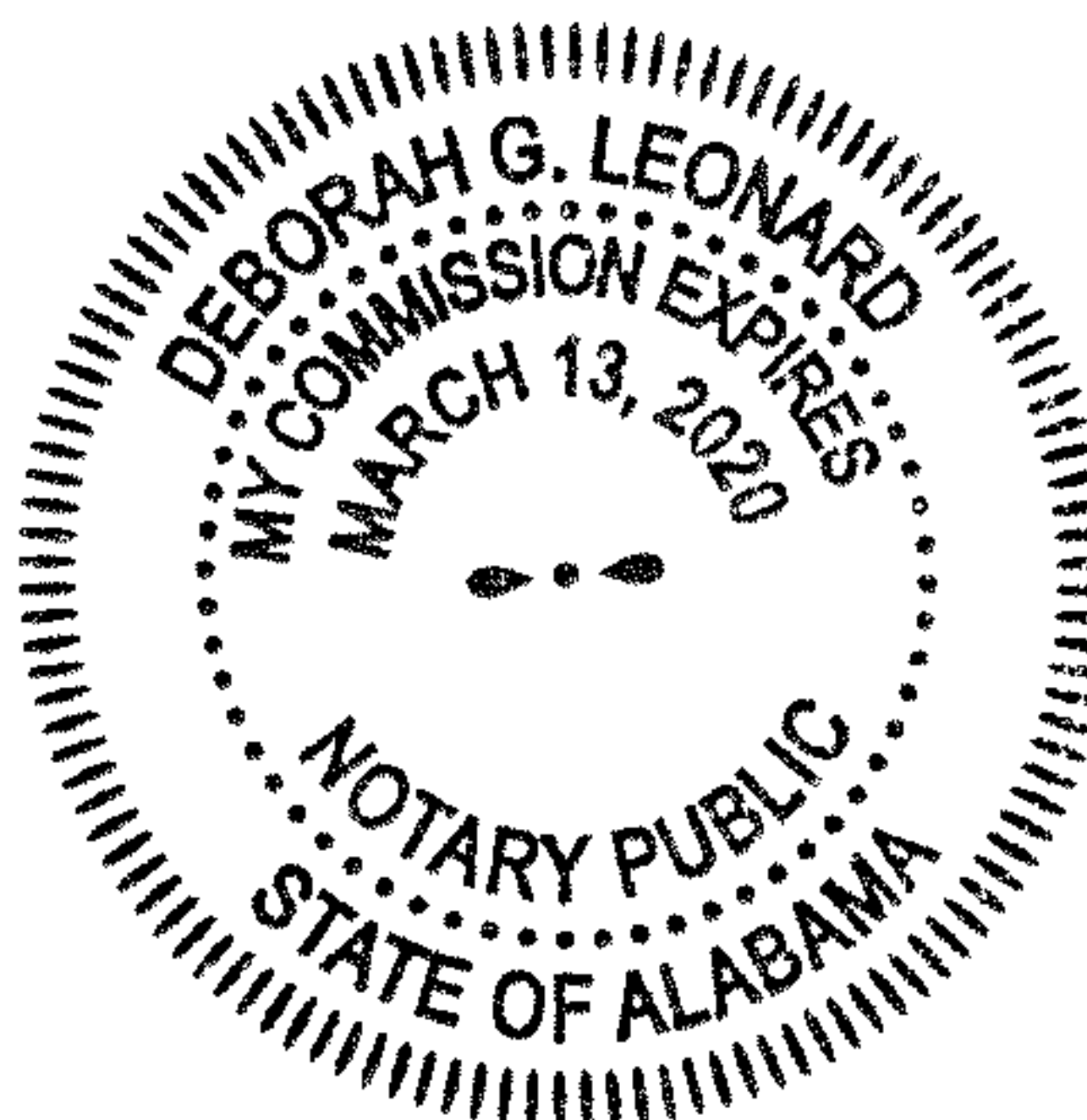



ALINA DARYAB

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALINA DARYAB 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 23 day of March, 2017.




 Notary Public
 Print Name:
 Commission Expires:

LEGAL DESCRIPTION

EXHIBIT "A"

Units 602, Building 6, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, recorded in Instrument #20100225000056160, in the Probate Office of Shelby County, Alabama; First Amendment to Declaration recorded in Instrument #20100330000095330; Second Amendment recorded in Instrument #20100423000123550; Third Amendment recorded in Instrument #20100616000191940; Fourth Amendment recorded in Instrument #20101015000344930; Fifth Amendment recorded in Instrument #20110304000073710 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded in the Condominium Plat of The Lofts at Edenton, a condominium, in Map Book 41, page 110; and on the 1st Amended Plat of the Lofts at Edenton, recorded in Map Book 41, Page 116; 2nd Amended Plat recorded in Map Book 41, Page 121; 3rd Amended Plat recorded in Map Book 41, page 136; 4th Amended Plat recorded in Map Book 42, page 22; 5th Amended Plat recorded in Map Book 42, Page 51; 6th Amended Plat recorded in Map Book 42, page 66; 7th Amended Plat of The Lofts at Edenton, A Condominium, recorded in Map Book 42, pages 102-A through 102-H, and any future amendments thereto, in the Probate Office of Shelby County, Alabama. Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc. as recorded in Instrument #20100115000015270, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Lofts at Edenton Condominium Association, Inc., are attached as Exhibit "C" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Fifth Amendment to Declaration of Condominium as set out in Exhibit "B".



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/29/2017 01:15:37 PM
\$58.50 CHERRY
20170329000105280

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name of the County Clerk.