

20230106000005040
01/06/2023 09:36:25 AM
DEEDS 1/3

Send Tax Notice to:
Blakely Allen Kelley
801 Barristers Court
Unit 801
Birmingham AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-22-5298

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Chandler Duke Cox and wife, Emily Cox** (herein referred to as "Grantor," whether one or more), whose mailing address is

801 Barristers Court, Unit 801, Birmingham, AL 35242
by **Blakely Allen Kelley** (herein referred to as "Grantee"), whose mailing address is
5905 6th Ave South, B'ham AL 35222

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **801 Barristers Court, Unit 801, Birmingham, AL 35242**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

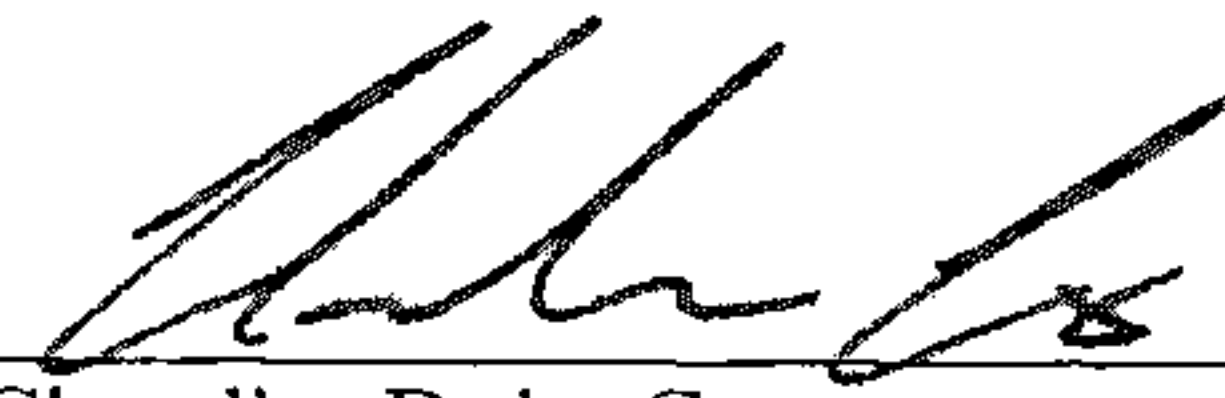
MINING AND MINERAL RIGHTS EXCEPTED.

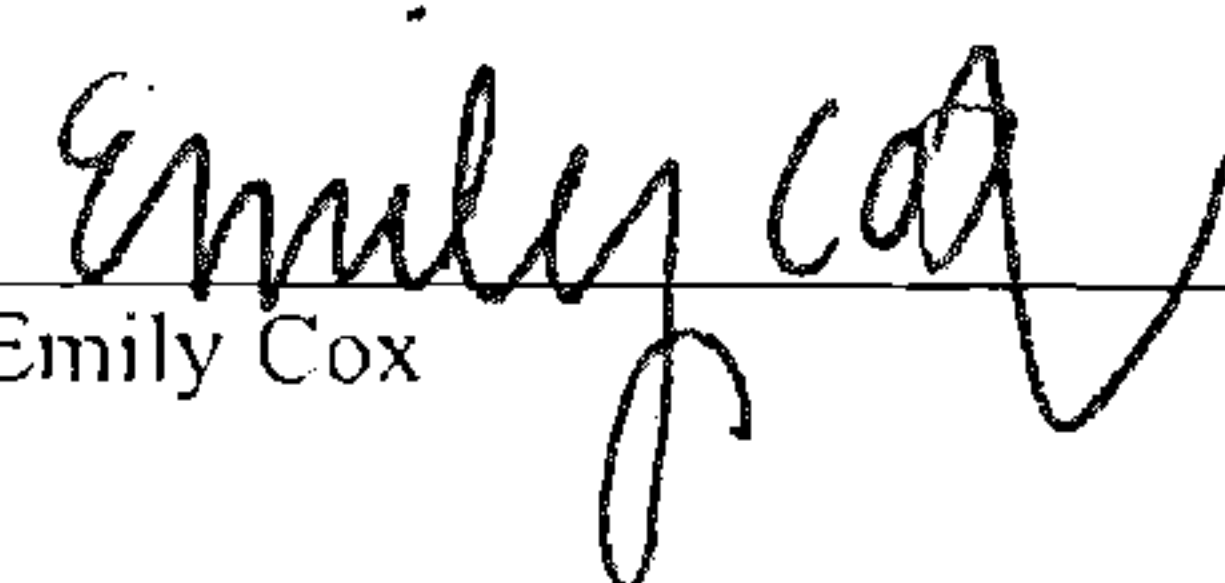
\$240,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 5th day of January, 2023

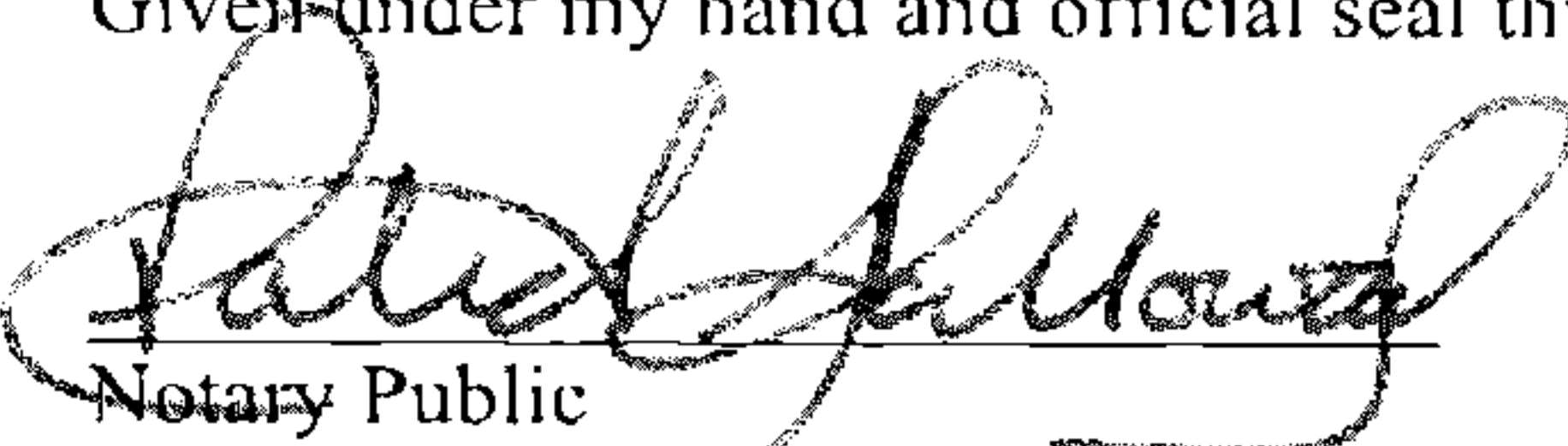

Chandler Duke Cox


Emily Cox

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Chandler Duke Cox and Emily Cox whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2023.


Notary Public
My Commission Expires: 10-4-23

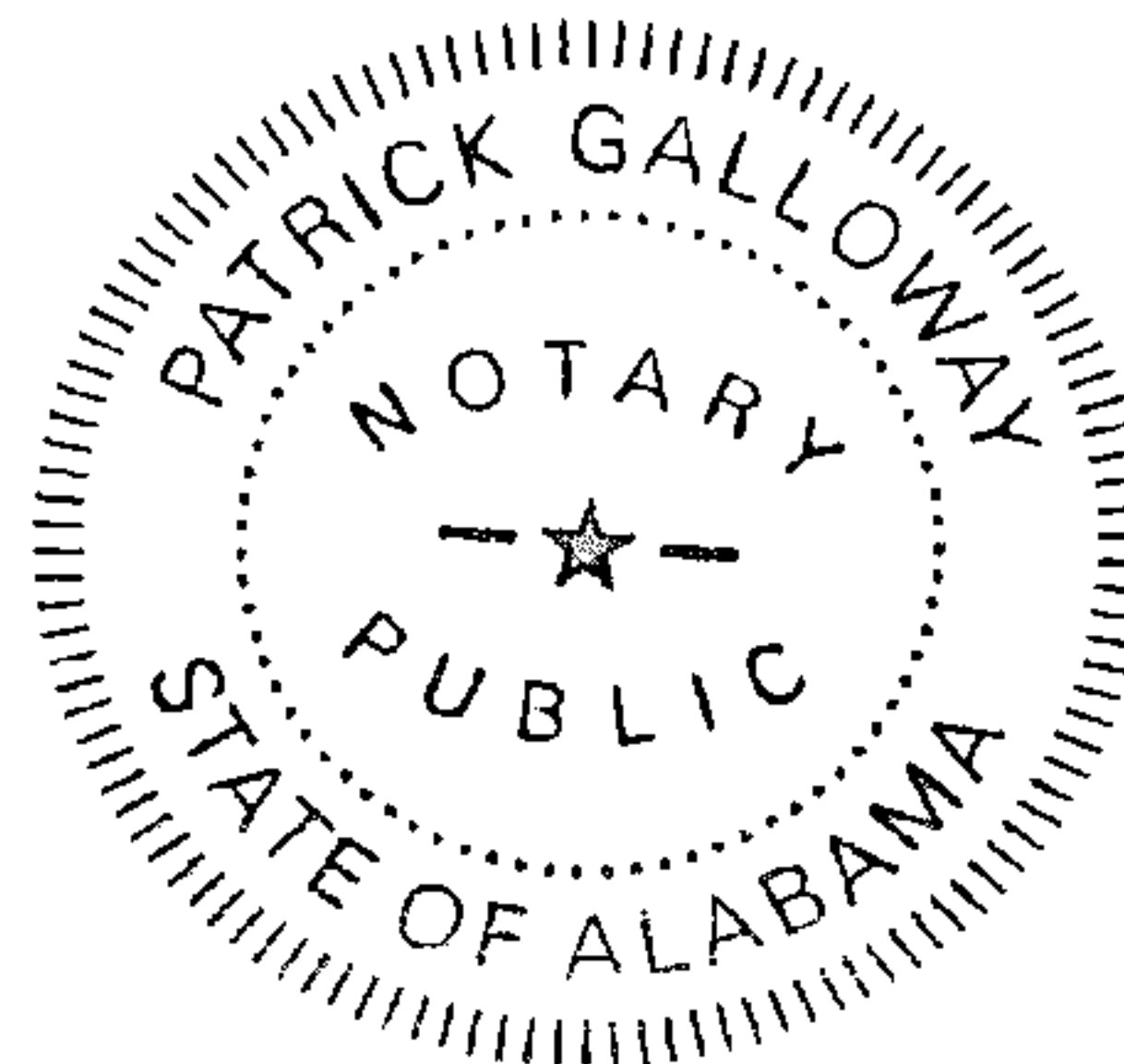


EXHIBIT A

Property 1:

Unit 801, Building 8, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 201002250000561860, in the Probate Office of Shelby County, Alabama, and First Amendment to Declaration as recorded in Instrument 20100330000095330, and the Second Amendment to the Declaration as recorded in Instrument 20100423000123550, and the Third Amendment to the Declaration as recorded in instrument 20400616000191940, Fourth Amendment to the Declaration as recorded in Instrument 20101015000344930, Fifth Amendment to the Declaration as recorded In Instrument 20110304000073710, Sixth Amendment to the Declaration as recorded In Instrument 20110426000126440, Seventh Amendment to Declaration as recorded in Instrument 20110802000260780, Eighth Amendment to Declaration as recorded In Instrument 20120801000279530, Ninth Amendment to Declaration as recorded in Instrument 20120507000158690 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, a condominium, In Map Book 41, Page 116, and on the 2nd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 121, and on the 3rd Amended Plat of Tha Lofts at Edenton, a condominium, in Map Book 41, Page 136, on the 4th Amended Plat of the Lofts at Edenton, a condominium In Map Book 42, page 22, and on the 5th Amended Plat of the Lofts at Edenton in Map Book 42, page 51, on the 6th Amended Plat of Lofts at Edenton, a condominium in Map Book 42, page 86, 7th Amended Plat of the Lofts at Edenton, a Condominium as recorded in Map Book 42, Page 102A thru 102H and any future amendments thereto, Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc. as recorded in Instrument 20100115000015270, Restated Articles of Incorporation recorded in instrument 20100225000056120, in the Office of the Judge of Probate 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, First Amendment to the By-Laws as recorded in Instrument 20120507000158680, together with an undivided interest in the Common Elements assigned to said Unit, by said Seventh Amendment to Declaration of Condominium set out in Exhibit "B"



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2023 09:36:25 AM
\$88.00 JOANN
20230106000005040

Allen S. Bayl