



20120214000054120 1/4 \$30.00
 Shelby Cnty Judge of Probate, AL
 02/14/2012 08:29:15 AM FILED/CERT

Send tax notice to:

PATRICK W. SHIELDS
608 BARRISTERS COURT
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

2012031

Shelby County, AL 02/14/2012
 State of Alabama
 Deed Tax:\$9.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Two Thousand and 00/100 Dollars (\$172,000.00) in hand paid to the undersigned, JOEL F. NIX, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by PATRICK W. SHIELDS (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, 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, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 126 PAGE 187 IN THE PROBATE OFFICE
3. ROADWAY EASEMENT AGREEMENT AS RECORDED IN INST. #20051024000550530 AND INST. #20061024000523450, IN THE PROBATE OFFICE.
4. RESTRICTIVE USE AGREEMENT BETWEEN JRC LAKESIDE LIMITED PARTNERSHIP AND CAHABA BEACH INVESTMENTS, LLC AS RECORDED IN INST. #20051024000550540 AND IN INST. #200610240005234960, IN THE PROBATE OFFICE.
5. EASEMENT FOR GRADING AND SLOPE MANAGEMENT RECORDED IN INST. #20060817000404390, IN SAID PROBATE OFFICE.
6. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, INC. AS RECORDED IN INST. 20070125000038780, INSTRUMENT 20100126000024800 AND INSTRUMENT 20100414000113260, IN SAID PROBATE OFFICE.
7. EASEMENT TO ALABAMA POWER COMPANY, AS SHOWN BY INSTRUMENT RECORDED IN INST.#20061212000601050, INST. 20061212000601060, INST. 20060828000422250, INST. 20061212000601460, INST, 20070517000230870, INST. 20070517000231070 AND INST. 20100121000020230, IN SAID PROBATE OFFICE.
8. DECLARATION OF ROADWAY AND UTILITY EASEMENT AS RECORDED IN INSTRUMENT 200702160000721720 AND 20100218000048660, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. DECLARATION OF RECIPROCAL DRAINAGE EASEMENT AS RECORDED IN INSTRUMENT 20100218000048670, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. SANITARY SEWER EASEMENT GRANTED TO SWWC UTILITIES IN INSTRUMENT 20090126000023550, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

11. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS GRANTED TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20100415000115200 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
12. COVENANTS, CONDTIONS, 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-101, ET SEQ., OR SET FORTH IN THE DECLARATION OF CONDOMINIUMS OF THE LOFT AT EDENTON, A CONDOMINIUM RECORDED IN INSTRUMENT 20100225000056160 AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20100330000095330 AND SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20100423000123550 AND THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20100616000191940 AND THE FOURTH AMENDMENT OT THE DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20101015000344930, AND THE FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT 20110304000073710 AND IN THE BY LAWS OF THE LOFTS AT EDENTON CONDOMINIUM ASSOICATION, 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. AS RECORDED IN INSTRUMENT 20100115000015270, IN SAID PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$163,400.00 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 Grantee, 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 8th day of February, 2012.

Joel F. Nix
By and through Mark Nix
His Attorney in Fact
JOEL F. NIX
BY AND THROUGH MARK NIX
HIS ATTORNEY IN FACT



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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that MARK NIX, whose name as Agent and Attorney in fact for JOEL F. NIX, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in fact for JOEL F. NIX on the day the same bears date.

Given under my hand and official seal this the 8th day of February, 2011.

Notary Public
Print Name: CHARLES D. STEWART, JR.
Commission Expires: 04/13/12

[NOTARIAL SEAL]

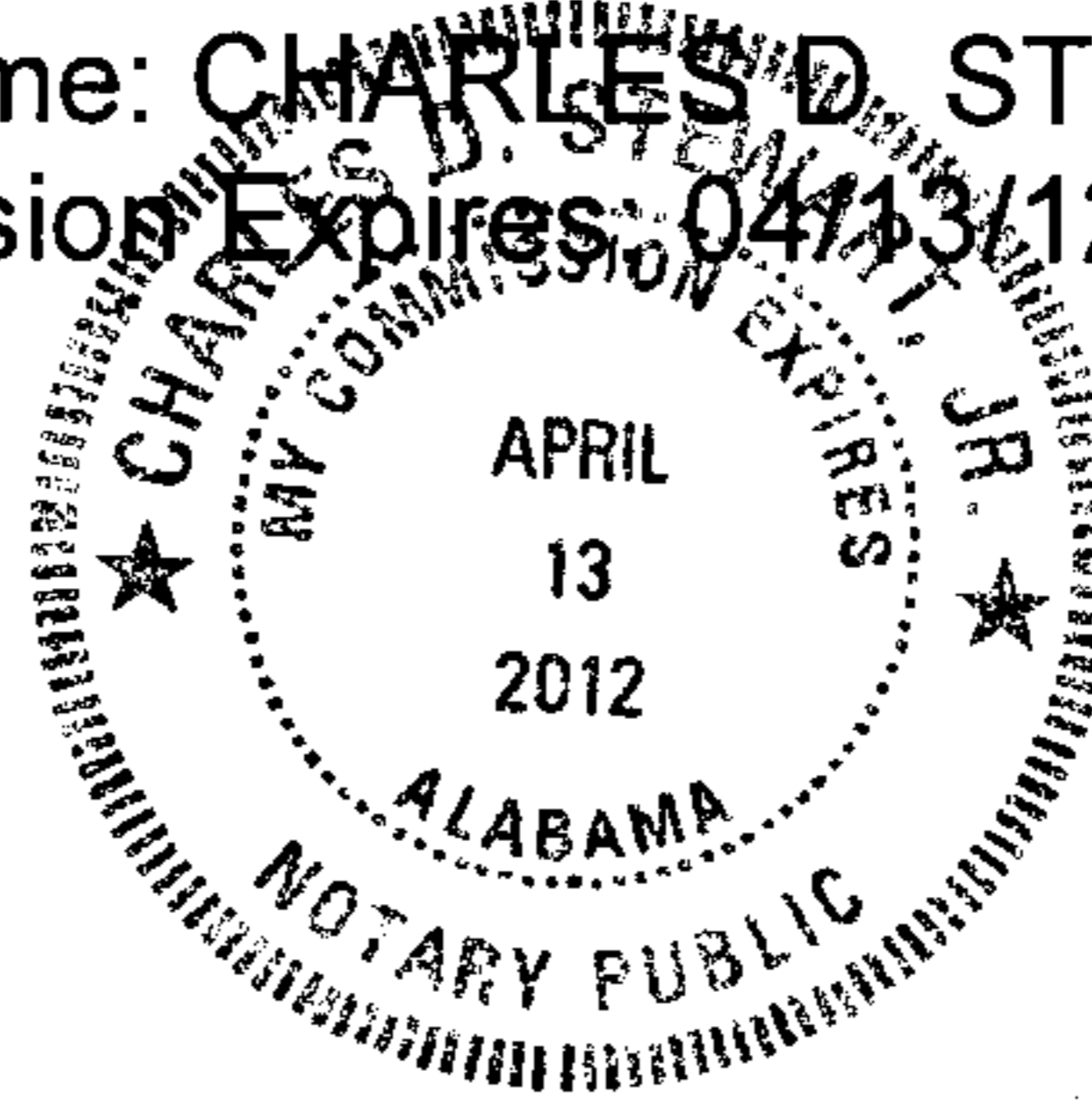


EXHIBIT "A"
LEGAL DESCRIPTION

Units 608, Building 6, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20100225000056160, 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 20100616000191940, Fourth Amendment to the Declaration as recorded in Instrument 20101015000344930, Fifth Amendment to the Declaration as 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, 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 The Lofts at Edenton, a condominium, in Map Book 41, Page 136, and on the 4th Amended Plat of the Lofts at Edenton, a condominium in Map Book 42, Page 22, and any future amendments thereto, Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc as recorded in Instrument 20100115000015270, 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, together with an undivided interest in the Common Elements assigned to said Unit, by said Fifth Amendment to Declaration of Condominium set out in Exhibit "B".



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