

Send tax notice to:

KRISTI JAN MITROVSKI
1204 BARRISTERS COURT
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2014007

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Six Thousand and 00/100 Dollars (\$176,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SHARON B. HARRIS, A SINGLE INDIVIDUAL **whose mailing address** is: 5301 Memory Lane, Mt. Olive, AL 35117 (hereinafter referred to as "Grantors") by KRISTI JAN MITROVSKI AND RACHEL D. MITROVSKI **whose mailing address** is: 1204 Barristers Court, 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 ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE OR COMPLETE LAND SURVEY OF THE LAND OR NOT SHOWN BY PUBLIC RECORD.
4. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
5. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
6. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 126, PAGE 187.
7. ROADWAY EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #200510240005500530 AND IN INSTRUMENT NO #20061024000523450.
8. RESTRICTIVE USE AGREEMENT AS RECORDED IN INSTRUMENT #20051024000550540 AND IN INSTRUMENT #20061024000523460
9. EASEMENT FOR GRADING AND SLOPE MAINTENANCE AS RECORDED IN INSTRUMENT #20060817000404390.
10. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20061212000601050, INSTRUMENT #20061212000601060, INSTRUMENT #20060828000422250, INSTRUMENT #20061212000601460, INSTRUMENT #20070517000230870, INSTRUMENT #20070517000231070 AND IN INSTRUMENT #20100121000020230.
11. EASEMENT TO BELL SOUTH TELECOMMUNITATIONS INC. AS RECORDED IN INSTRUMENT #20070125000038780, INSTRUMENT #201001260000254800 AND IN INSTRUMENT #2010041400011326.

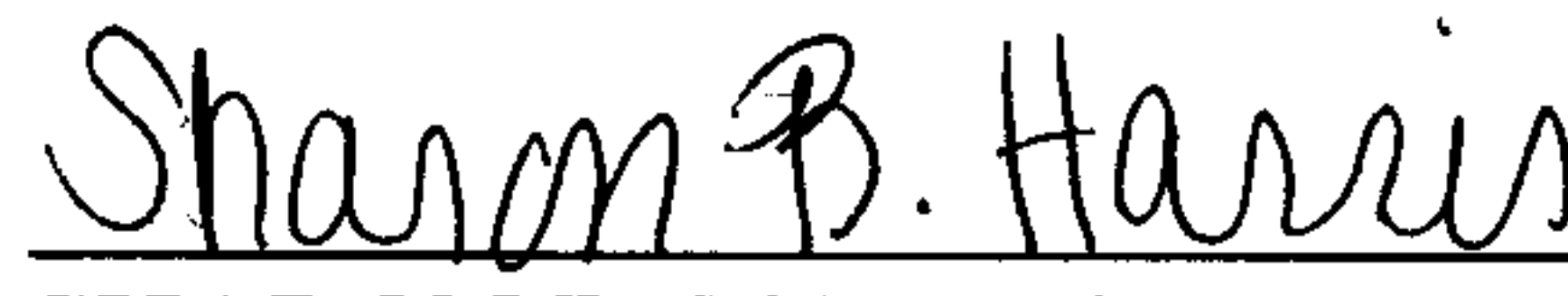
12. DECLARATION OF ROADWAY AND UTILITY EASEMENT AS RECORDED IN INSTRUMENT #200702160000721720 AND IN INSTRUMENT #20100218000048660.
13. DECLARATION OF RECIPROCAL DRAINAGE EASEMENT AS RECORDED IN INSTRUMENT #20100218000048670.
14. SANITARY SEWER EASEMENT AS RECORDED IN INSTRUMENT #20090126000023550.
15. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20100415000115200.
16. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY AND LIMITATION ON TITLE CREATED BY THE "CONDOMINIUM OWNERSHIP ACT", CHAPTER 8, SECTION 35-8-1 ET SEQ, CODE OF ALABAMA 1975, AND/OR THE "ALABAMA UNIFORM CONDOMINIUM ACT OF 1991", CHAPTER 8A, SECTIONS 35-8A-101 ET SEQ OR SET FORTH IN THE DECLARATION OF CONDOMINIUM OF THE LOFTS AT EDENTON, A CONDOMINIUM, RECORDED IN INSTRUMENT #20100228000056160 AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT #20100330000095330, SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT #20100423000123550 AND IN THE BY LAWS 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. AS RECORDED IN INSTRUMENT #20100115000015270, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
17. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.

\$140,800.00 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 20th day of January, 2014.

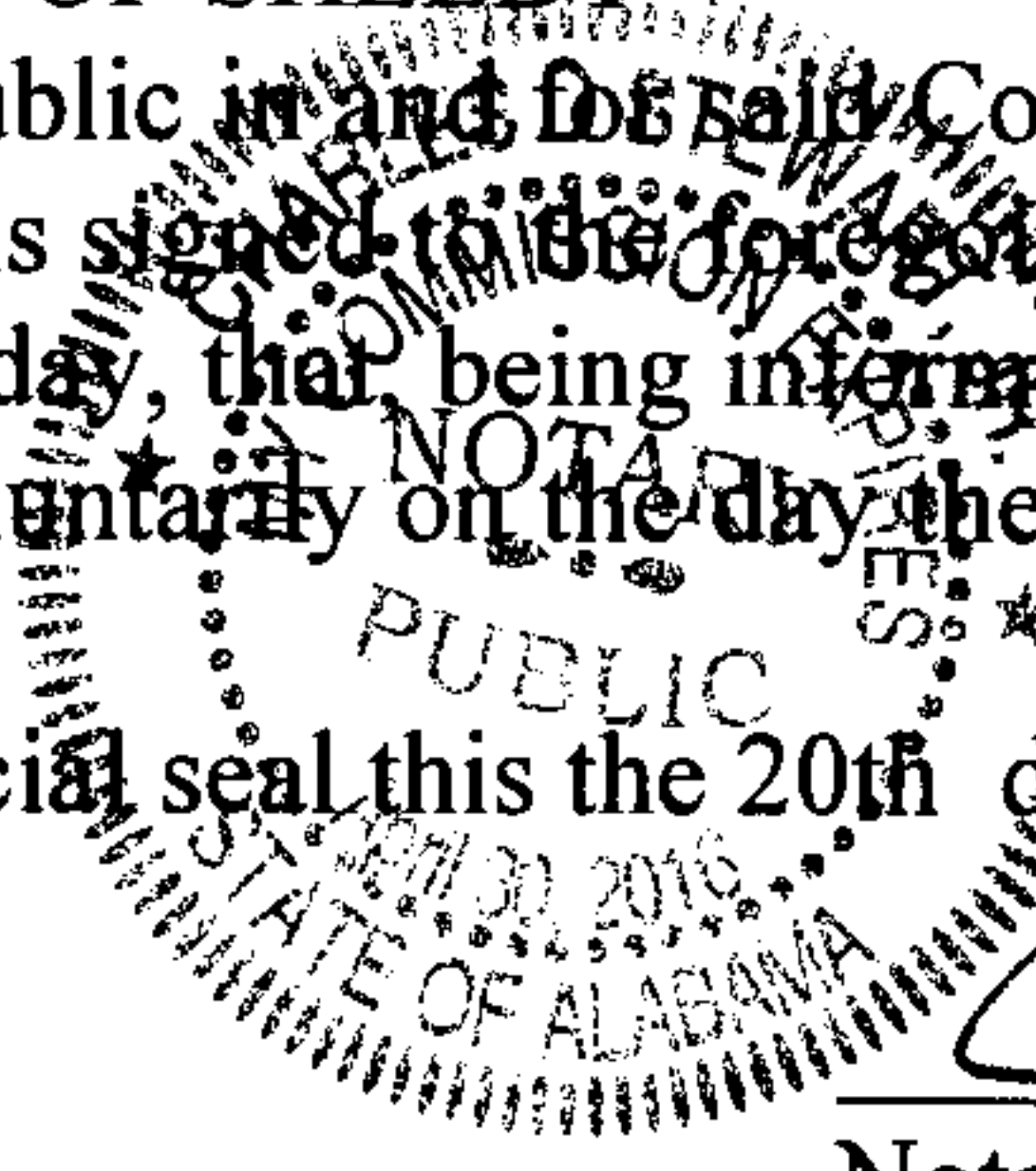

20140127000026250 2/3 \$55.50
Shelby Cnty Judge of Probate, AL
01/27/2014 12:35:26 PM FILED/CERT


SHARON B. HARRIS

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHARON B. HARRIS, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of January, 2014.


Notary Public

Print Name:

Commission Expires:

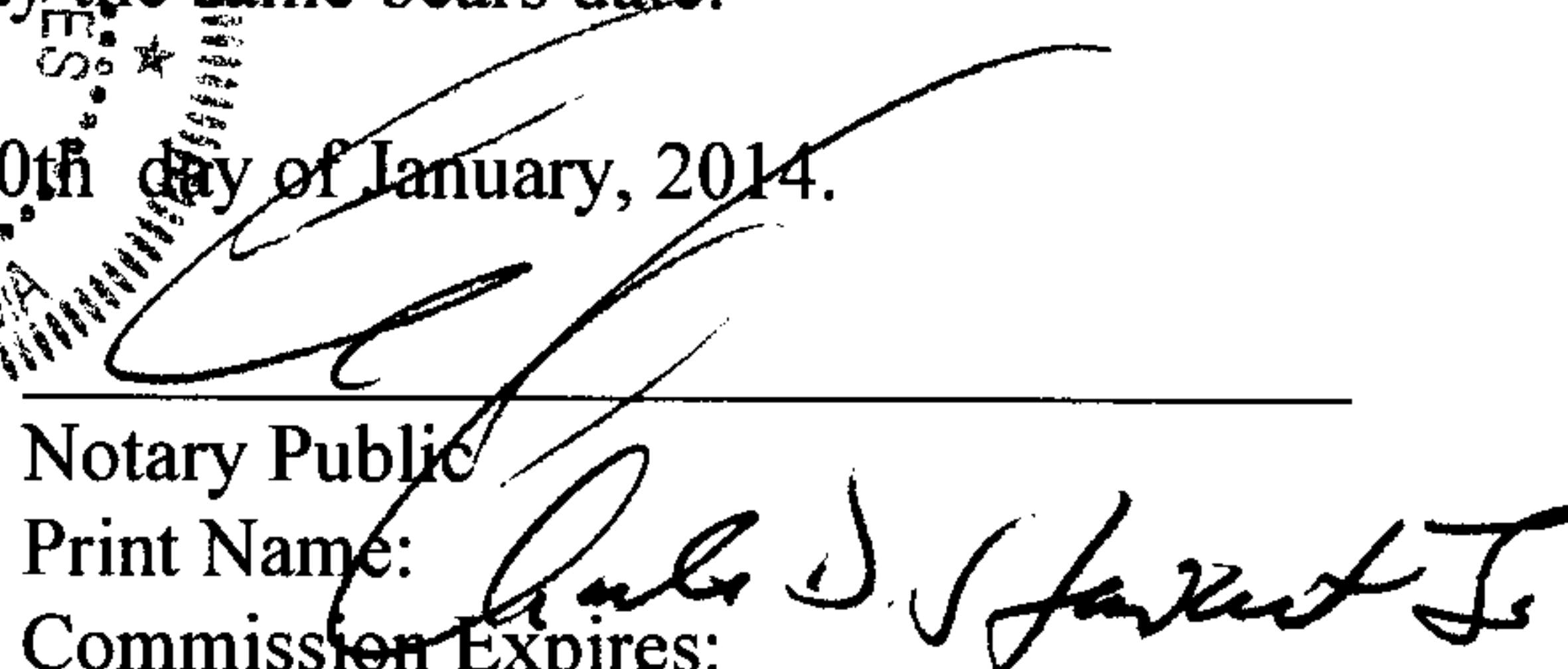

2-16

EXHIBIT "A"

Legal Description:

Unit 1202, Building 12, 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 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 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 Second Amendment to Declaration of Condominium set out in Exhibit "B".


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