

This Instrument was Prepared by:
Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Brandon Seth Michael
Elizabeth Michael
542 7th Avenue NE Apt. 4103
Tuscaloosa, AL 35404

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Eighty Thousand Six Hundred Fifty Dollars and No Cents (\$180,650.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Andrew Philip Billits, a married man, whose mailing address is 2461 O'Neal Way, Hoover, AL 35242** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Brandon Seth Michael and Elizabeth Michael, husband and wife, whose mailing address is 542 7th Avenue NE Apt. 4103, Tuscaloosa, AL 35404** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1309 Barristers Court, Birmingham, AL 35242-5177**; to wit;

See Exhibit "A" for legal description

\$177,377.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

The above described property does not represent the homestead of Andrew Philip Billits nor his spouse.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book , Page .

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 or listed in Schedule B.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their 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 25th day of June, 2015.



Andrew Philip Billits

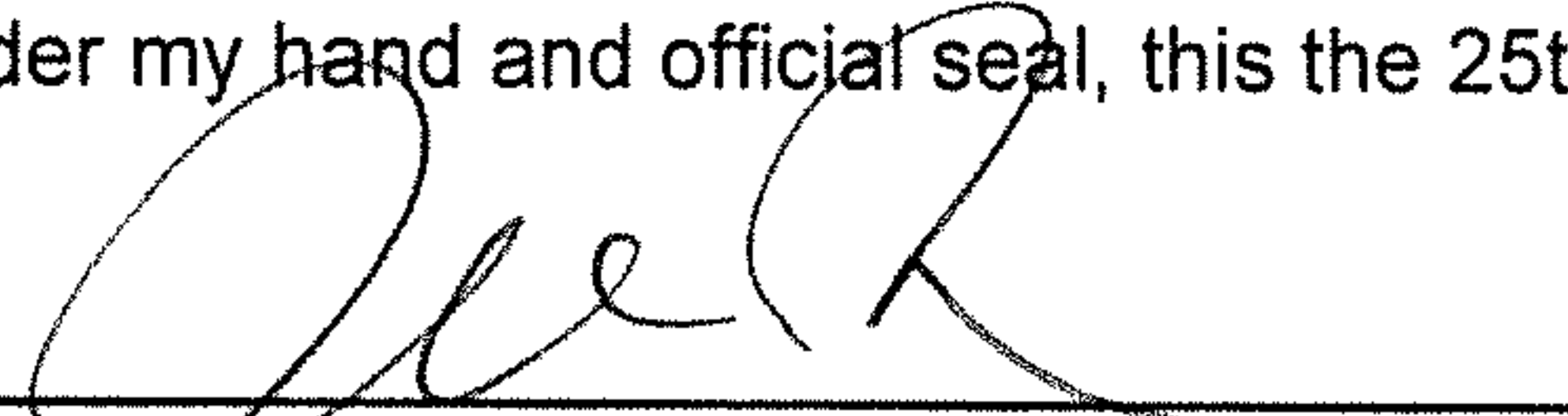
State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Andrew Philip Billits, a married man whose names are signed to the foregoing conveyance, and who are 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 the 25th day of June, 2015.



Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires:

WILLIAM PATRICK COCKRELL
Notary Public - State of Alabama
My Commission Expires
February 19, 2017

WILLIAM PATRICK COCKRELL
Notary Public - State of Alabama
My Commission Expires
February 19, 2017

EXHIBIT "A" - LEGAL DESCRIPTION

Unit 1309, Building 13, 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, Sixth Amendment to the Declaration as recorded in Instrument 20110426000126440, Seventh Amendment to Declaration as recorded in Instrument 20110902000260780, 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 The 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 66, 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, 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 Seventh Amendment to Declaration of Condominium set out in Exhibit "B".

