

Send tax notice to:
Kristijan Mitrovski
803 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

2017025

20170308000079820
03/08/2017 11:47:16 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Three Thousand Five Hundred Seventy-five and 00/100 Dollars (\$183,575.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SUNNIE M. WELLBORN STANLEY, A MARRIED WOMAN **whose mailing address** is: 1118 MacQueen Circle, Helena, AL 35080 (hereinafter referred to as "Grantors") by KRISTIYAN MITROVSKI **whose property address** is: 803 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, the following described real estate situated in Shelby County, Alabama, to-wit:

SUNNIE M. WELLBORN AND SUNNIE M. WELLBORN STANLEY ARE ONE IN THE SAME PERSON

THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE

Units 803, Building 8, 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, 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 Second Amendment to Declaration of Condominium set out in Exhibit "8".

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. Easement(s), building line(s) and restriction(s) as shown on recorded map.

3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187 in the Probate Office of Shelby County, Alabama.
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 as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460
7. Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.
8. Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870, Instrument 20070517000231070 and Instrument 20100121000020230
9. Easement to BellSouth Telecommunications Inc., as recorded in Instrument 20070125000038780, Instrument 20100126000024800 and Instrument 20100414000113260, in the Probate Office of Shelby County, Alabama.
11. Declaration of Roadway and Utility Easement as recorded in Instrument 200702160000721720 and 20100218000048660
12. Declaration of Reciprocal Drainage Easement as recorded in Instrument 20100218000048670, in the Probate Office of Shelby County, Alabama.
13. Sanitary Sewer Easement granted to SWWC Utilities in Instrument 20090126000023550
14. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company recorded in Instrument 20100415000115200
15. 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-101, 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 of Condominium as recorded in Instrument 20100423000123550 and the Third Amendment to the Declaration as recorded in Instrument 20100616000191940, and the Fourth Amendment to the Declaration as recorded in Instrument 20101015000344930, and the Fifth Amendment to the Declaration as recorded in Instrument 20110304000073710, Sixth Amendment to the Declaration as recorded in Instrument 20110426000126440, 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. as recorded in Instrument 20100115000015270, in said Probate Office of Shelby County, Alabama.

\$146,860.00 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 23rd day of February, 2017.

Sunnie M. Wellborn Stanley
SUNNIE M. WELLBORN STANLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUNNIE M. WELLBORN STANLEY 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 23rd day of February, 2017.

Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 3/25



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/08/2017 11:47:16 AM
\$58.00 CHERRY
20170308000079820

James W. Fuhrmeister