

Prepared by:

Robert O. McNearney III
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Umang G. Patel
609 Barristers Ct.
Birmingham, AL 35242

GENERAL WARRANTY DEED

20170407000119110

State of Alabama
County of Shelby

04/07/2017 02:32:21 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Nine Thousand Five Hundred Dollars and No Cents (\$189,500.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Karen M Keshishian and Jonathan R. Ussery, wife and husband, whose mailing address is:

2340 Altadena Crest Dr ; Birmingham, AL 35242

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Umang G. Patel, whose mailing address is:

609 Barristers Ct ; Birmingham, AL 35242

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Unit 609, 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 on the 5th Amended Plat of The Lofts at Edenton, a condominium, 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, in the Probate Office of Shelby County, Alabama, 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".

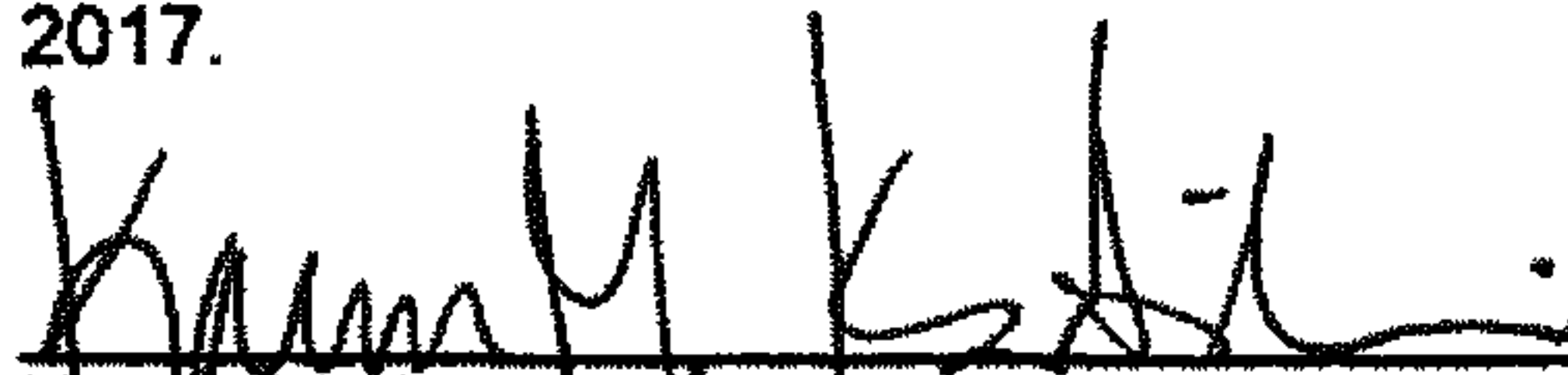
Subject to: All easements, restrictions and rights of way of record.


\$161,075.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

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 the 7th day of April, 2017.



Karen M Keshishian


Jonathan R. Ussery

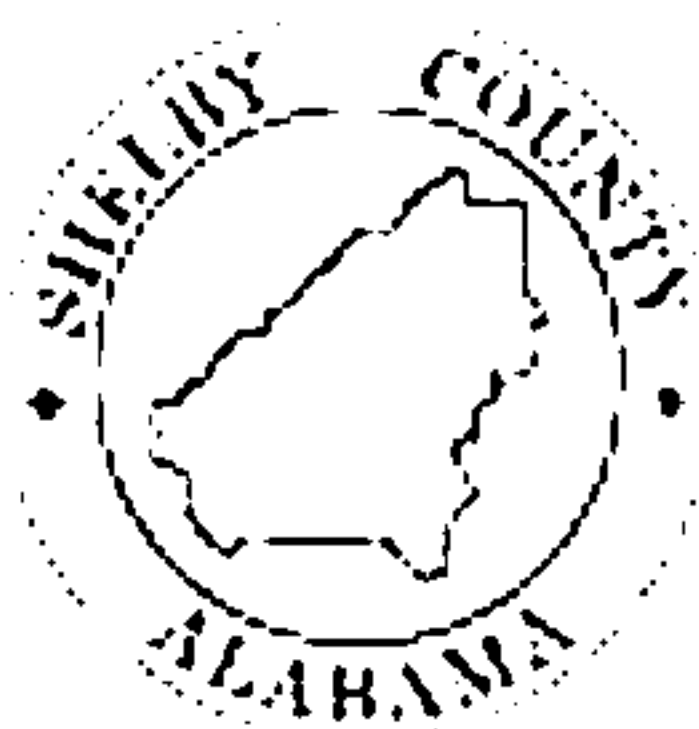
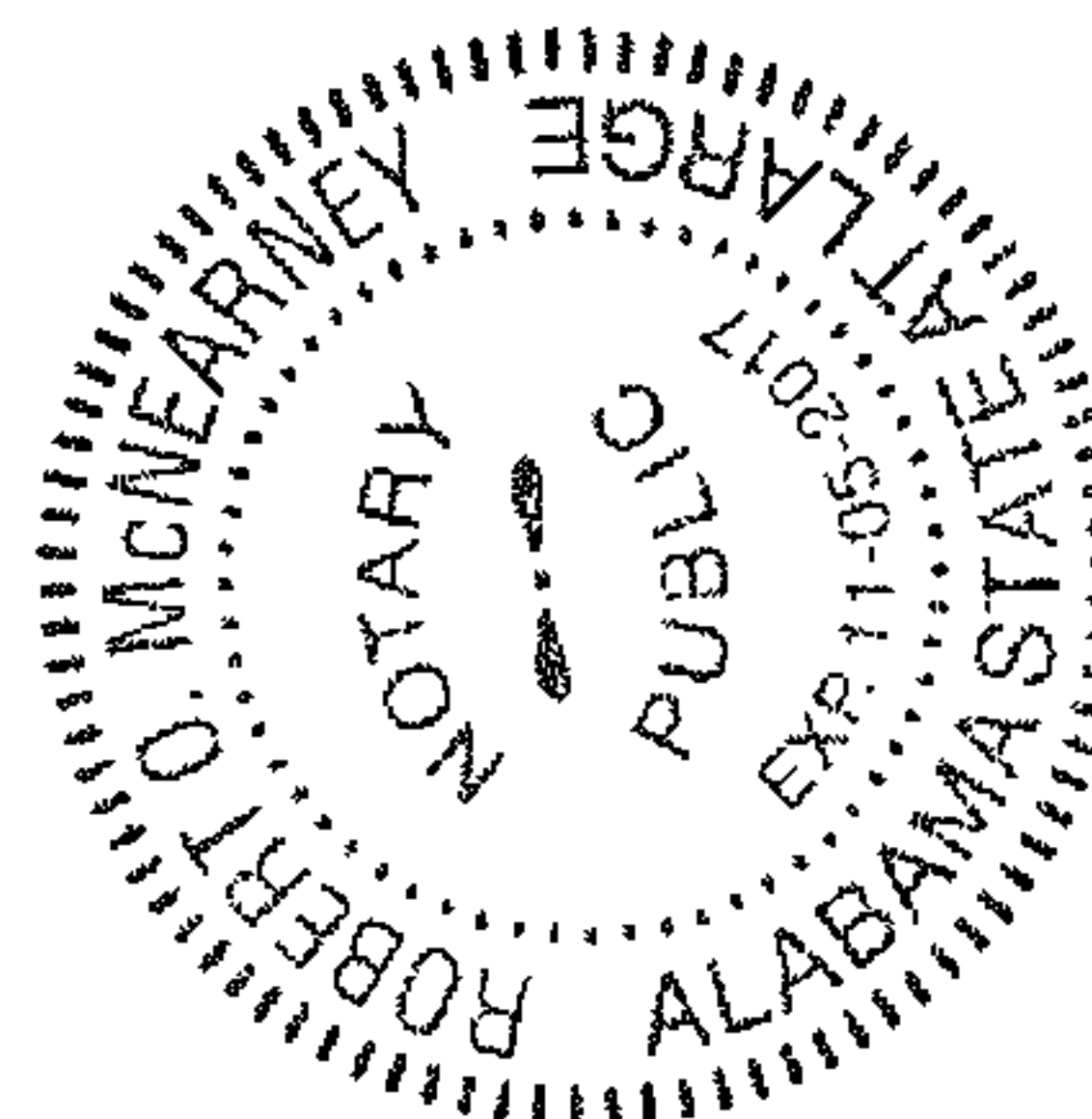
State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Karen M Keshishian and Jonathan R. Ussery, wife and husband, 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 7th day of April, 2017.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 11/5/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/07/2017 02:32:21 PM
\$46.50 DEBBIE
20170407000119110

