

20180515000167030
05/15/2018 11:00:23 AM
DEEDS 1/3
This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

Send tax notice to:
CASSANDRA MARIE WATT
1003 BARRISTERS CT
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

2018179

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, KELLY CARROLL FRICKE F/K/A KELLY CARROLL and JARRED ALEXANDER FRICKE, WIFE AND HUSBAND

whose mailing address is: 10054 Russet Meadows Dr Birmingham AL 35244 (hereinafter referred to as "Grantors") by CASSANDRA MARIE WATT and RICHARD TAFT WATT **whose property address** is: 1003 BARRISTERS CT, 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:

Units 1003, Building 10, 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, 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 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".

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.

2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of The Lofts at Edenton, a Condominium, recorded in Map Book 41, page 110; and 1st Amended Plat of The Lofts at Edenton recorded in Map Book 41, Page 116; and 2nd Amended Plat of The Lofts at Edenton recorded in Map Book 41, Page 121; and also 3rd Amended Plat of The Lofts at Edenton recorded in Map Book 41, Page 136, all in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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.
4. 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-1 01, 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 recorded in Instrument #20100423000123550; Third Amendment recorded in Instrument #20100616000191940; Fourth Amendment recorded in Instrument #20101015000344930; Fifth Amendment recorded in Instrument #20110304000073710; Sixth Amendment recorded in Instrument #20110426000126440; Seventh Amendment recorded in Instrument #20110902000260780; 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. recorded in instrument 20100115000015270; Eight Amendment recorded in Instrument #20120801000279530 and any amendments thereof.
5. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company recorded in Instrument #20100415000115200.
6. Sanitary Sewer Easement granted to SWWC Utilities in Instrument #20090126000023550.
7. Declaration of Reciprocal Drainage Easement as recorded in Instrument #20100218000048670.
8. Declaration of Roadway and Utility Easement as recorded in Instrument #200702160000721720 and in Instrument #20100218000048660.
9. Easement to BellSouth Telecommunications Inc, as recorded in Instrument #20070125000038780; in Instrument #20100126000024800; and in Instrument #20100414000113260.
10. Easement to Alabama Power Company recorded in Instrument #20061212000601050; in Instrument #20061212000601060; in Instrument #20060828000422250; in Instrument #20061212000601460; in Instrument #20070517000230870; in Instrument #20070517000231070; and in Instrument #20100121000020230.
11. Easement for grading and slope maintenance recorded in Instrument #20060817000404390.
12. Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC recorded in Instrument #20051024000550640 and in Instrument #20061024000523460.
13. Roadway Easement Agreement recorded in Instrument #20051024000550530 and also in Instrument #20061024000523450.
14. Right-of-way to Alabama Power Company recorded in Deed Book 126, Page 187.

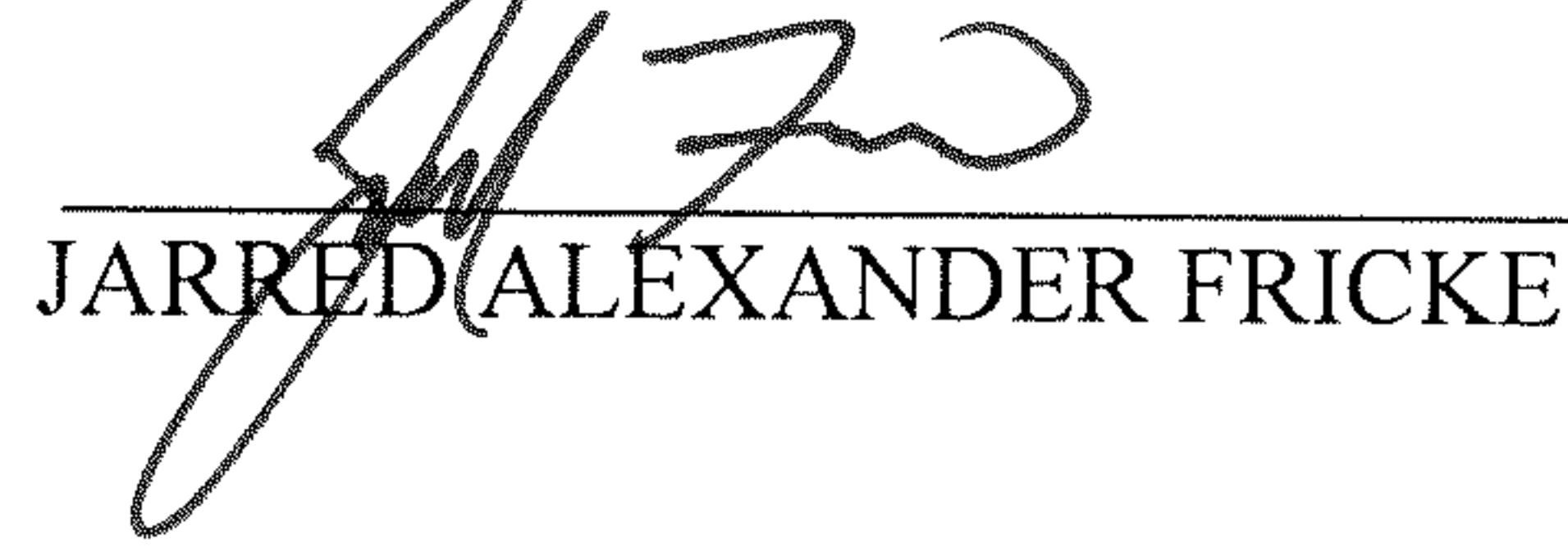
\$170,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Kelly Carroll and Kelly Carroll Fricke are one and the same person.

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 11th day of May, 2018.

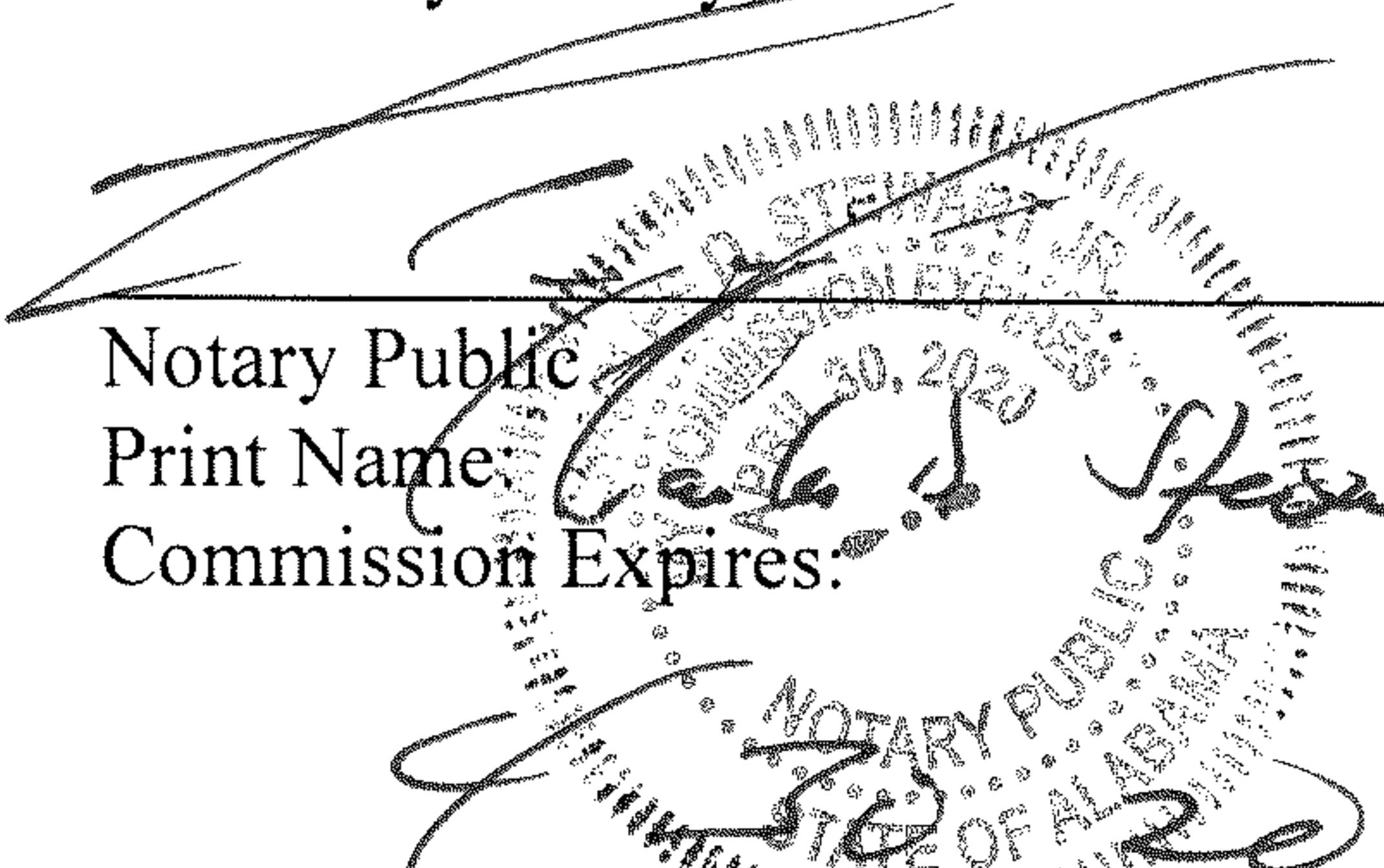

KELLY CARROLL FRICKE

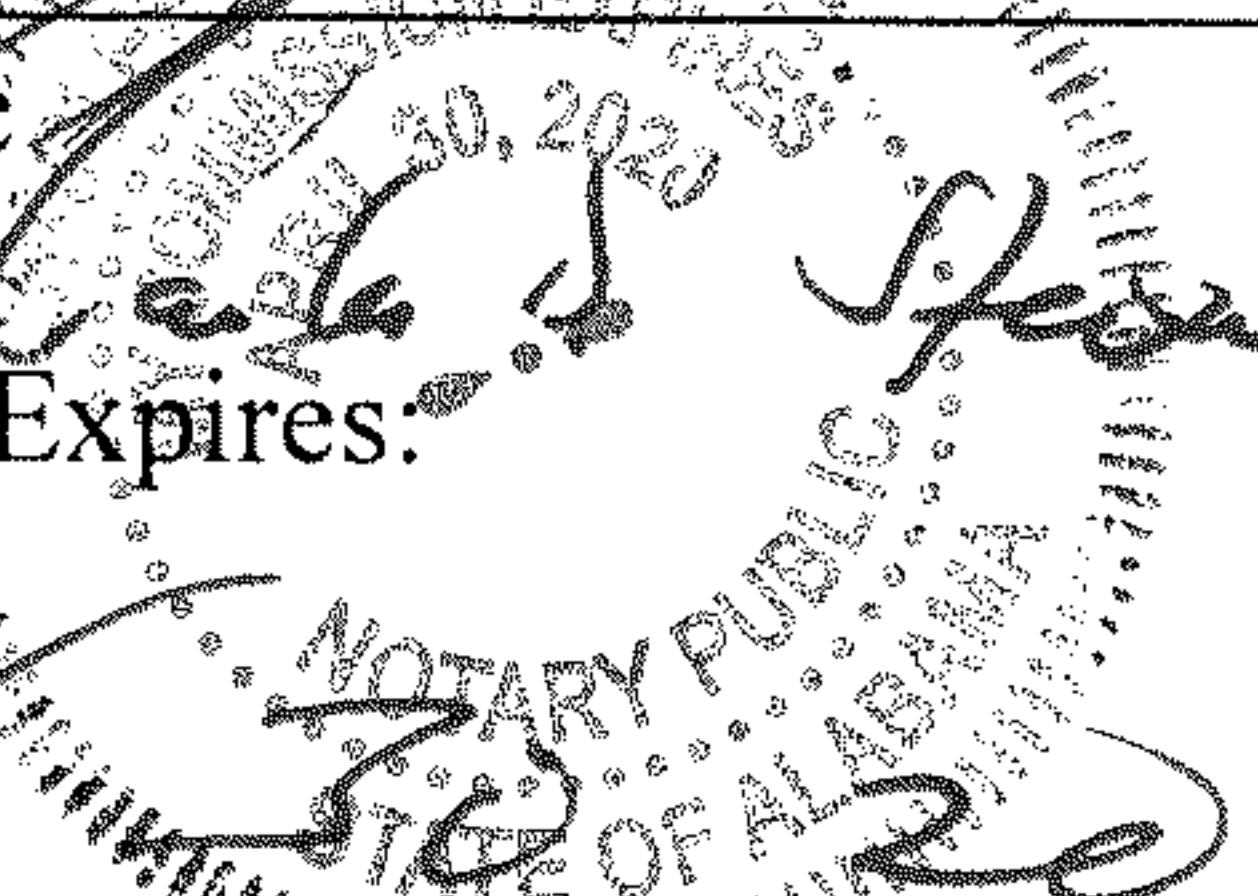

JARRED ALEXANDER FRICKE

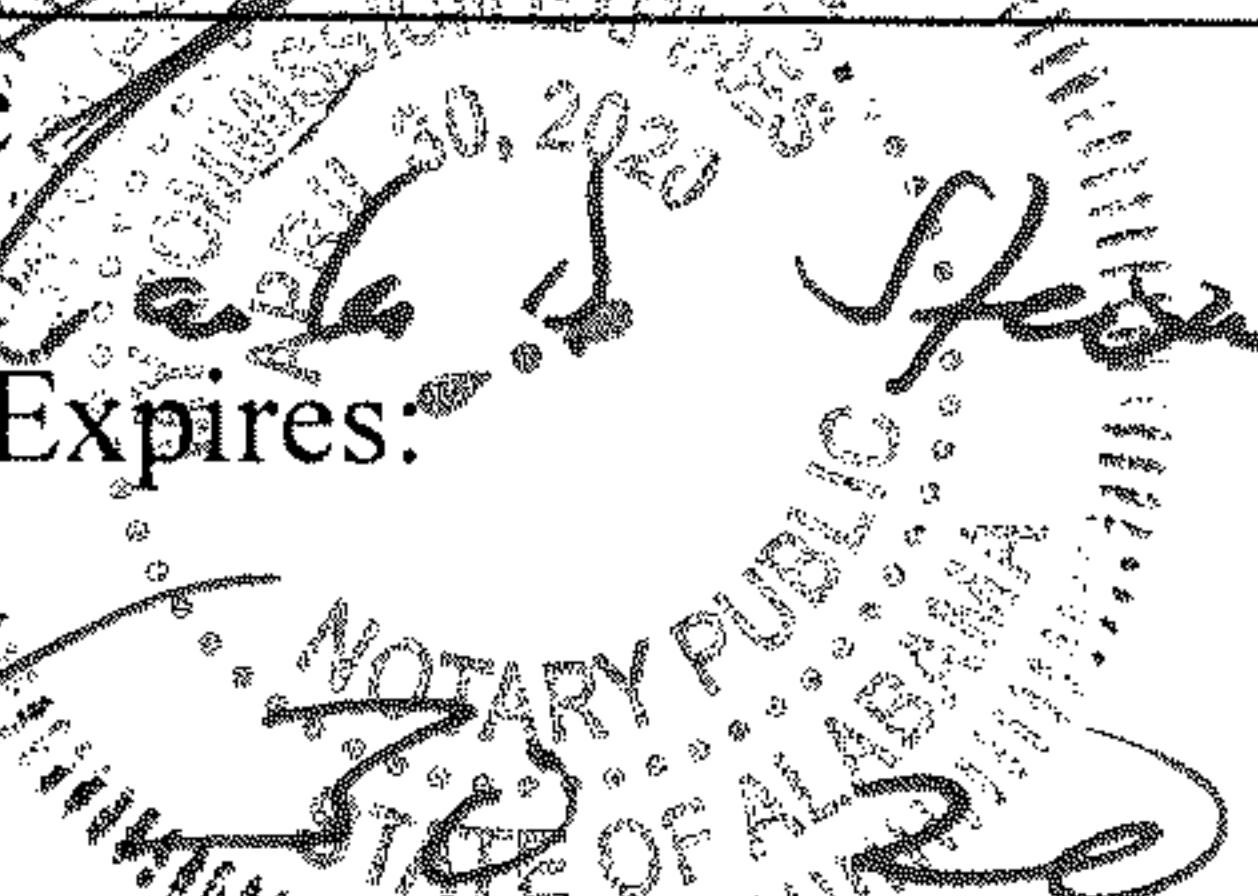
STATE OF ALABAMA
COUNTY OF SHELBY

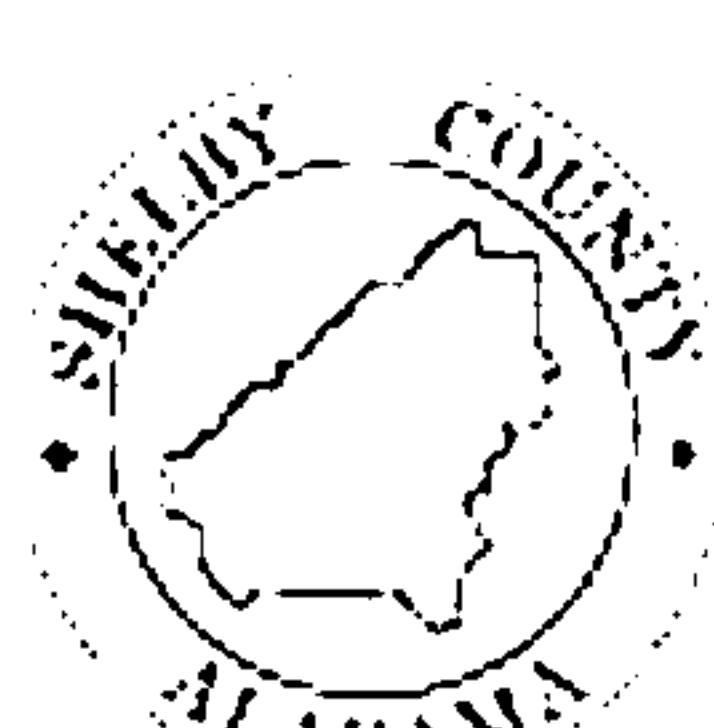
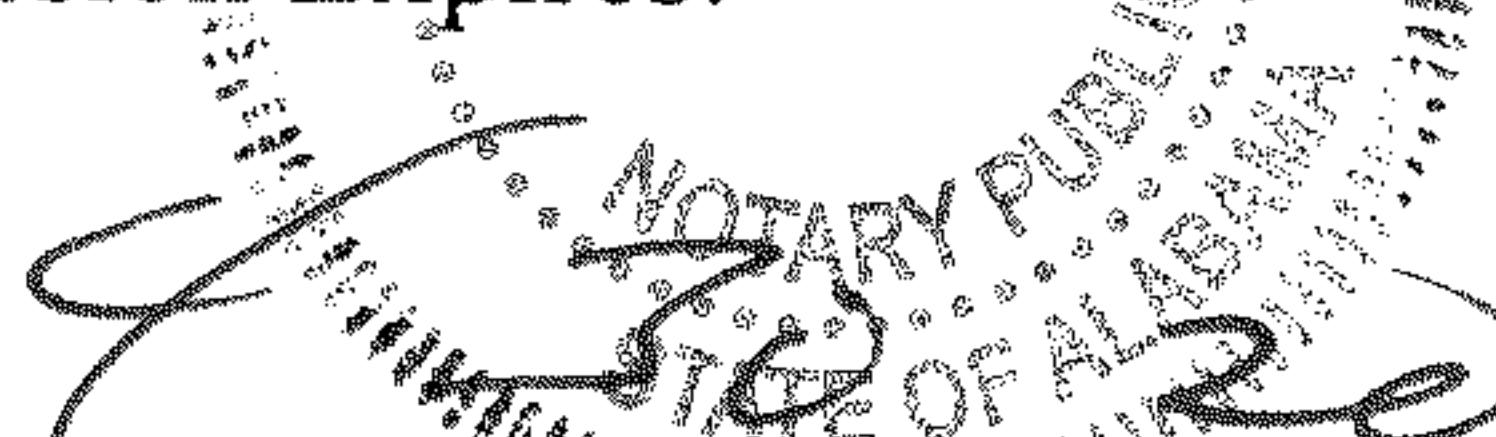
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KELLY CARROLL FRICKE and JARRED ALEXANDER FRICKE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents 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 11th day of May, 2018.


Notary Public

Print Name: 
Shawn F. T.

Commission Expires: 
05/10/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/15/2018 11:00:23 AM
\$42.00 JESSICA
20180515000167030

