

Send tax notice to:
JAY A. CLAYTON
703 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

2018353

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Two Thousand and 00/100 Dollars (\$192,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LYNN D. WATKINS AND RONALD L. WATKINS, WIFE AND HUSBAND, **whose mailing address** is: 129 SOMERSET PASS, GADSDEN, AL 35901 (hereinafter referred to as "Grantors") by JAY A. CLAYTON and CRAIG PAVITT **whose property address** is: 703 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:

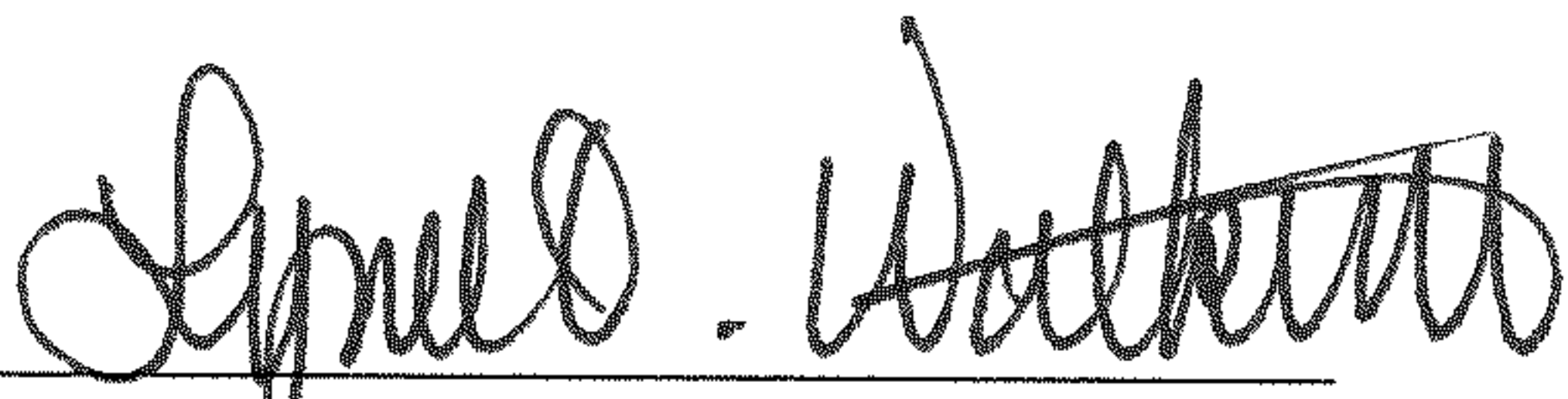
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Right of way to Alabama Power Company as recorded in Official Records Book 126, Page 187, of the Probate Records of Shelby County, Alabama.
4. Roadway easement agreement as recorded in Instrument No. 20051024000550530 and Instrument No. 20061024000523450, of the Probate Records of Shelby County, Alabama.
5. Easement for grading and slope maintenance as recorded in Instrument No. 20060817000404390, of the Probate Records of Shelby County, Alabama.
6. Easement to Alabama Power Company as recorded in Instrument No. 20061212000601050 and Instrument No. 20061212000601060 and Instrument No. 20060828000422250 and Instrument No. 20061212000601460 and Instrument No. 20070517000230870 and Instrument No. 20070517000231070 and Instrument No. 20100121000020230, of the Probate Records of Shelby County, Alabama.
7. Easement to Bellsouth Telecommunications as recorded in Instrument No. 20070125000038780 and Instrument No. 2010012600024800 and Instrument No. 20100414000113260, of the Probate Records of Shelby County, Alabama.
8. Declaration of roadway and utility easement as recorded in Instrument No. 200702160000721720 and Instrument No. 20100218000048660, of the Probate Records of Shelby County, Alabama.
9. Declaration of Reciprocal drainage easement as recorded in Instrument No. 20100218000048670, of the Probate Records of Shelby County, Alabama.
10. Sanitary Sewer Easement granted to SWWC Utilities in Instrument No. 20090126000023550, of the Probate Records of Shelby County, Alabama.
11. Grant of Land Easement and Restrictive covenants to Alabama Power Company as recorded in Instrument No. 20100415000115200, of the Probate Records of Shelby County, Alabama.
12. Covenants, Conditions, Restrictions, Reservations, Easements, liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq, code of Alabama 1975 and for the "Alabama Uniform Condominium Act of 1991 ", Chapter 8A, Sections 35-8A-101 et seq., code of Alabama 1975, or set forth in the Declaration of Condominium, which is recorded in Instrument# 20100225000056160, in the

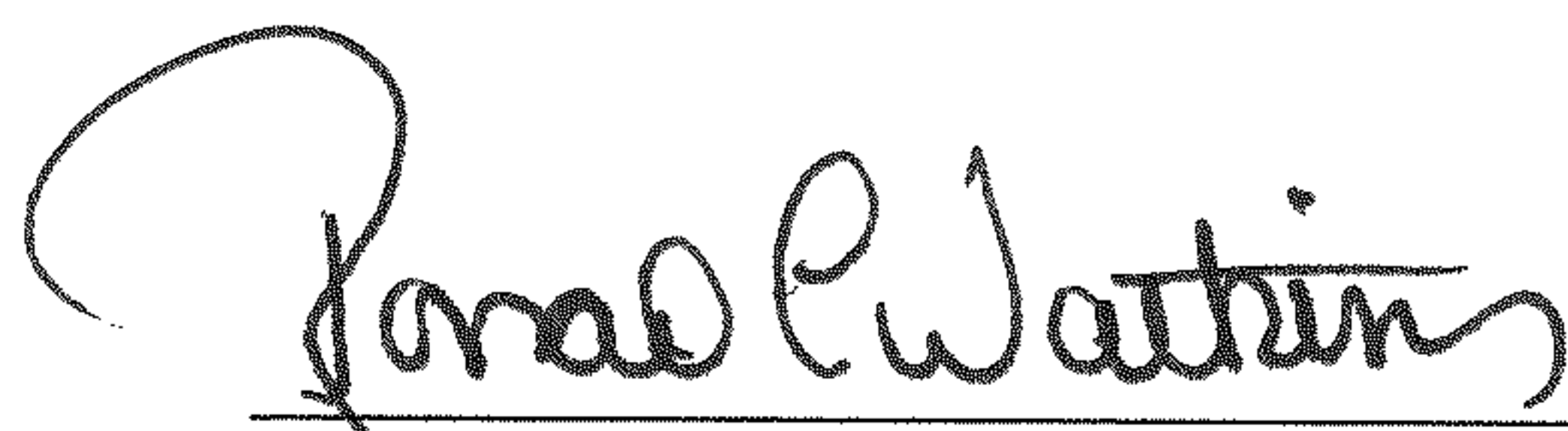
Condominium, which is recorded in Instrument# 20100225000056160, in the Probate Office of Shelby County, Alabama, and First Amendment to Declaration as recorded in Instrument No. 20100330000095330 and the Second Amendment to the Declaration as recorded in Instrument# 20100423000126550 and the Third Amendment 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, 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. recorded in Instrument #20100115000015270, in the Office of the Judge of Probate of Shelby County, Alabama.

\$153,600.00 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 29th day of June, 2018.


LYNN D. WATKINS


RONALD L. WATKINS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LYNN D WATKINS RONALD L. WATKINS 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 29th day of June, 2018.

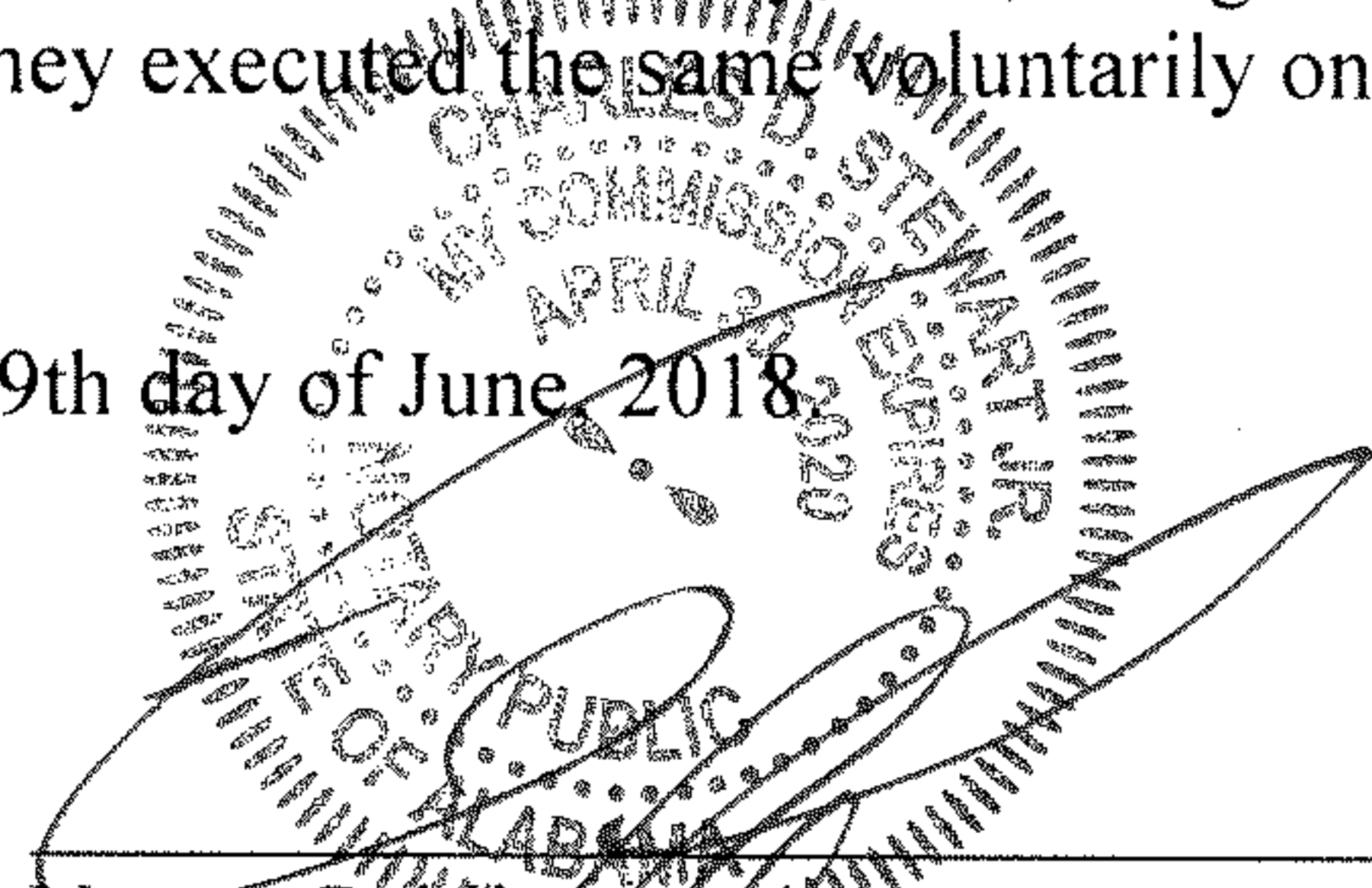

Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/2/20

EXHIBIT "A"

Unit 703, Buildings 7, 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 No. 20100330000095330 and the Second Amendment to the Declaration as recorded in Instrument # 20100423000126550 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 the Lofts at Edenton, a condominium, in Map Book 42, Page 66 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 Fifth Amendment to Declaration of Condominium set out in Exhibit "B".



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/02/2018 03:30:55 PM
\$59.50 CHERRY
20180702000235210

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name of the Probate Judge.