

Send tax notice to:  
KRISTEN BAILEY  
906 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

2019655T

20191030000401020

Shelby COUNTY

10/30/2019 02:45:06 PM

DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Five Thousand Nine Hundred and 00/100 Dollars (\$205,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **HEATHER N ELLIOTT, A MARRIED WOMAN** whose mailing address is: 1935 Old Creek Trail Vestavia AL 35216 (hereinafter referred to as "Grantors") by **KRISTEN BAILEY** whose property address is: **906 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:

Units 906, Building 9, 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 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, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of The Lofts at Edenton Condominiums, as recorded in Map Book 141, page 36A-J, in the Probate Office 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. Articles of Incorporation of the Lofts at Edenton Condominium Association as recorded in Instrument #20101229000438550, Instrument #2010225000056120 and Instrument #20100115000015270.
5. Easement recorded in Instrument #20100218000048660.
6. Agreement recorded in Instrument #20131016000411610.
7. Right of Way granted to Alabama Power Company recorded in Deed Book 126, Page 187.
8. Roadway Easement Agreement recorded in Instrument #20051024000550530 and Instrument #20061024000523450.
9. Restrictive Use Agreement recorded in Instrument #20051024000550540 and Instrument #20061024000523460.
10. Easement for grading and slope maintenance recorded in Instrument #20060817000404390.
11. Sanitary Sewer Easement granted to SWWC Utilities in Instrument #20090126000023550.


12. Reciprocal Drainage Easement as recorded in Instrument #20100218000048670.
13. Roadway and Utility Easement as recorded in Instrument #200702160000721720 and Instrument #20100218000048660.
14. Grant of Land Easement and Restrictive Covenants 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 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,
16. Covenants, Conditions and Restrictions as recorded in Instrument #20100616000191940, Instrument #20120507000158680; Instrument #20120507000158690 and Instrument #20120801000279530.
17. Easement in favor of Alabama Power Company recorded in Instrument #20061212000601050, Instrument #20061212000601060, Instrument #20060828000422250, Instrument #20061212000601460, Instrument #20070517000230870, Instrument #20070517000231070 and Instrument #20100121000020230.
18. Right of way granted to BellSouth Telecommunications Inc, as recorded in Instrument #20070125000038780, Instrument #20100126000024800 and Instrument #20100414000113260.

\$212,694.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor that of her spouse.

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 18<sup>th</sup> day of October, 2019.

  
HEATHER N ELLIOTT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HEATHER N ELLIOTT 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 18<sup>th</sup> day of October, 2019.

  
Notary Public

Print Name:

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/30/2019 02:45:06 PM  
\$231.00 CHERRY  
20191030000401020

*Allen S. Bayl*