

Send tax notice to:
VICTORIA UPTON
206 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

2020003

20200123000029690
01/23/2020 08:55:08 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eleven Thousand Five Hundred and 00/100 Dollars (\$211,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KRISTI JAN MITROVSKI, MARRIED MAN** whose mailing address is: 4000 belvedere ct 35242 Bham AL (hereinafter referred to as "Grantors") by **VICTORIA UPTON** whose property address is: **206 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:

Unit 206, Building 2, in the Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Inst. No. 20100225000056160, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20100330000095330, Second Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20100423000123550, Third Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20100616000191940, Fourth Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20101015000344930, Fifth Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20110304000073710, and any amendments thereto, to which Declaration of Condominium a plan in attached as Exhibit "D" thereto, and as recorded as the Condominium Plat of The Lofts at Edenton a Condominium, in Map Book 41, Page 110, and First Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 41, Page 116, and the 2nd Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 41, Page 121, and the 3rd Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 41, Page 136 and the 4th Amended Plat of The Lofts at Edenton, a condominium as recorded 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 on the 7th Amended Plat of the Lofts at Edenton, A Condominium as recorded in Map Book 42, Page 102, and any future amendments thereto, Article of Incorporation of The Lofts at Edenton Condominium Association, Inc. as recorded Inst. No. 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 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. 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.
3. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 42, Page 66 A-F, Plat Book 42, Page 51, Plat Book 42, Page 22, Plat Book 41, Page 136, Plat Book 41, Page 121, Plat Book 41, Page 116 and Plat Book 41, Page 110.
4. Right-of-way granted to Alabama Power Company recorded in Book 126, Page 187.
5. Roadway Easement Agreement recorded in Inst. No. 20051024000550530 and Inst. No. 20061024000523450.
6. Easement for grading and Slope maintenance recorded in Inst. No. 20060817000404390.
7. Easement to Alabama Power Company recorded in Inst. No. 20061212000601050, Inst. No. 20061212000601060, Inst. No. 20060828000422250, Inst. No. 20061212000601460, Inst. No. 20070517000230870, Inst. No. 20070517000231070 and Inst. No. 20100121000020230.
8. Easement to BellSouth Telecommunications Inc. recorded in Inst. No.

- 20070125000038780, Inst. No. 20100126000024800 and Inst. No. 20100414000113260.
- 9. Declaration of Roadway and Utility Easement recorded in Inst. No. 200702160000721720 and Inst. No. 20100218000048660.
- 10. Sanitary Sewer Easement granted to SWWC Utilities recorded in Inst. No. 20090126000023550.
- 11. Declaration of Reciprocal Drainage Easement recorded in Inst. No. 20100218000048670.
- 12. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company recorded in Inst. No. 20100415000115200.
- 13 Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC, recorded in Inst. No. 20051024000550540 and Inst. No. 20061024000523460.
- 14. Articles of Incorporation of the Lofts at Edenton Condominium Association, Inc. recorded In Inst. No. 20100115000015270.
- 15. Covenants, Conditions, and Restrictions as set forth in Deed(s) recorded in Inst. No. 20100225000056160, Inst. No. 20100330000095330, Inst. No. 20100423000123550, Inst. No. 20100818000191940, Inst. No. 20101015000344930, Inst. No. 20110304000073710 and Inst. No. 20110426000126440.

This property is not the homestead of the grantor nor his spouse.

\$211,646.19 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.

17 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of January, 2020.

Kristijan Mitrovski
KRISTIЈAN MITROVSKI

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KRISTIЈAN MITROVSKI 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 17 day of January, 2020.

Mary Martin
Notary Public
Print Name: Mary Martin
Commission Expires:

NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2020 08:55:08 AM
\$26.00 CHERRY
20200123000029690

Allie S. Bayl