

20200429000166660
04/29/2020 10:22:38 AM
DEEDS 1/3

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Trustees of Hudson Living Trust
704 Barristers Court
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED TWELVE THOUSAND AND 00/100 DOLLARS (\$212,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **Donnis Ross, an unmarried woman** do hereby grant, bargain, sell and convey unto **Sylvester C. Hudson and Sharon B. Hudson, Trustees of Hudson Living Trust dated December 5, 2016**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

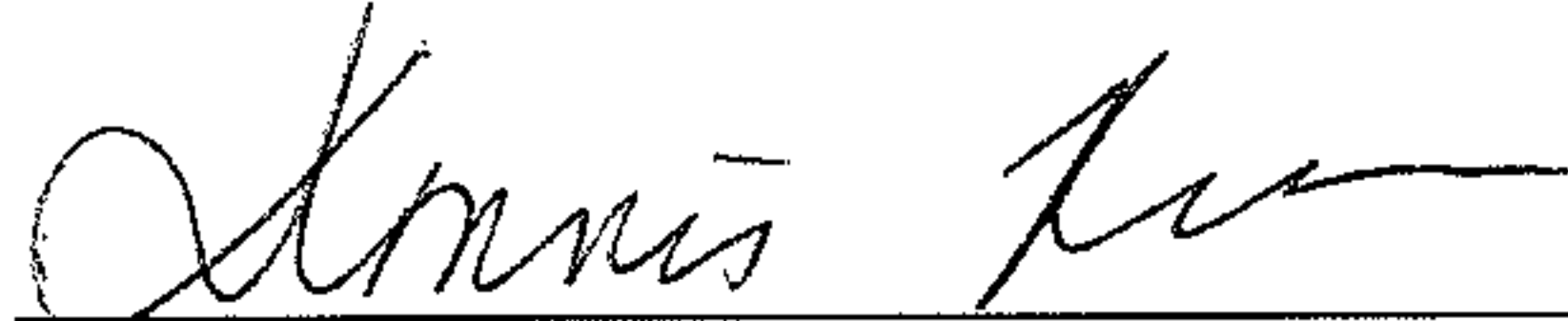
SEE ATTACHED EXHIBIT A

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24 day of April, 2020.


Donnis Ross

STATE OF WA.
COUNTY OF KING

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donnis Ross, whose name is signed to the foregoing conveyance and who is 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 24th day of April, 2020.


Notary Public

My Commission Expires: 5-9-20

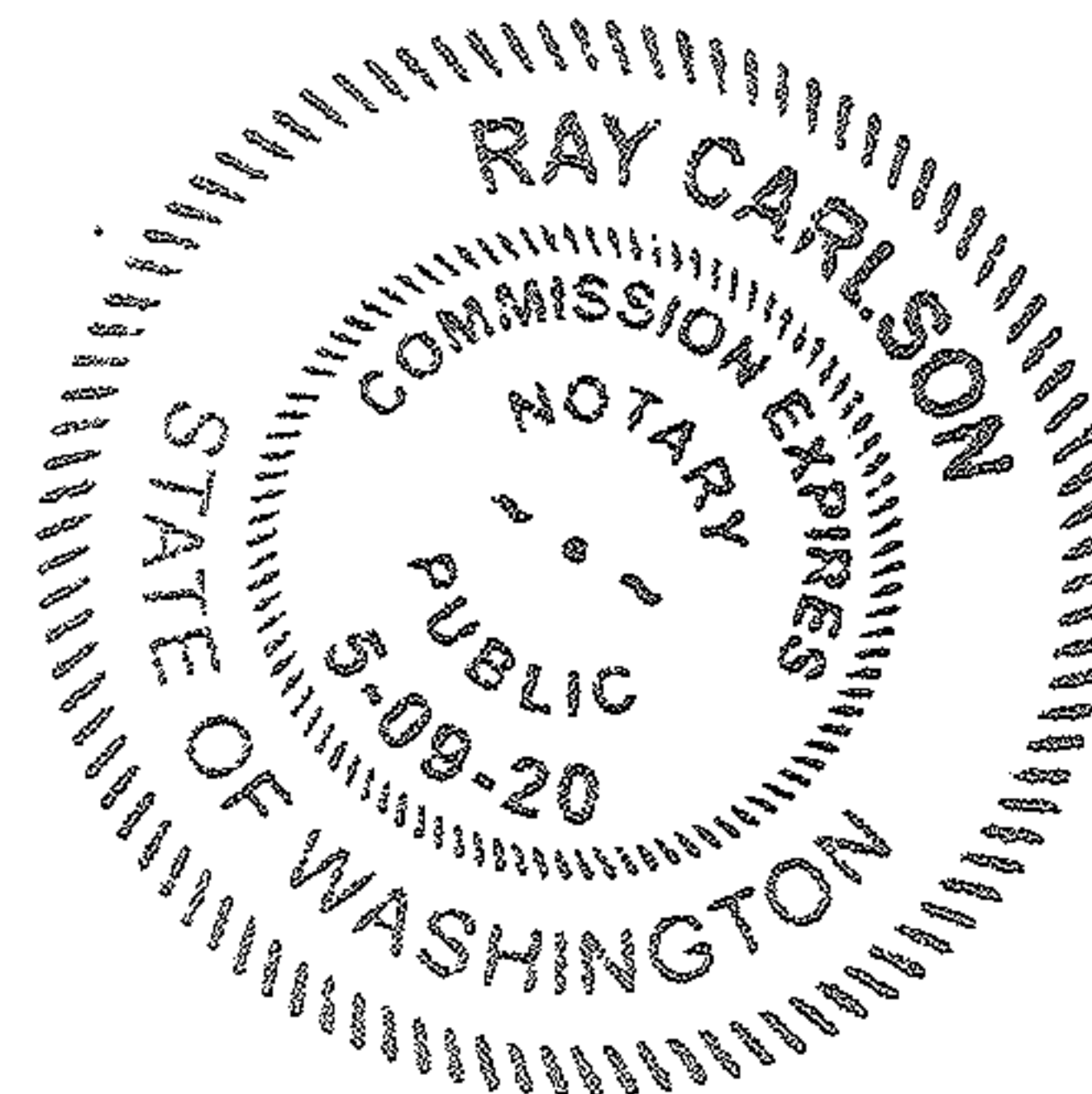


EXHIBIT "A"
Property Description

Closing Date: April 24, 2020
Buyer(s): Sylvester C. Hudson and Sharon B. Hudson, Trustees of Hudson
Living Trust dated December 5, 2016
Property Address: 704 Barristers Court, Birmingham, AL 35242

PROPERTY DESCRIPTION:

Unit 704, Building 7, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, recorded in Instrument No. 20100225000056160, in the Probate Office of Shelby County, Alabama; First Amendment to Declaration recorded in Instrument No. 220100330000095330; Second Amendment as recorded in Instrument No. 20100423000123550; Third Amendment recorded in Instrument No. 20100616000191940; Fourth Amendment as recorded in Instrument No. 20101015000344930; Fifth Amendment recorded in Instrument No. 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 recorded in Map Book 41, Page 116; 2nd Amended Plat recorded in Map Book 41, Page 121; 3rd Amendment Plat recorded in Map Book 41, Page 136; 4th Amended Plat recorded in Map Book 42, Page 22; 5th Amended Plat recorded in Map Book 42, Page 51, 6th Amended Plat recorded in Map Book 42, Page 66; 7th Amended Plat of The Lofts at Edenton, A Condominium, recorded in Map Book 42, Page 102—A through 102-H, 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 No. 20100115000015270, in the Probate Office 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 as set out in Exhibit "B"



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2020 10:22:38 AM
\$240.00 CHERRY
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Allen S. Bayl