



20200901000387800 1/5 \$264.00
Shelby Cnty Judge of Probate, AL
09/01/2020 03:39:47 PM FILED/CERT

Upon recording return this instrument to:

A Pinch of Healthy, LLC
510 Barristers Court
Birmingham, Alabama 35242

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

Mail tax notice to:

A Pinch of Healthy, LLC
510 Barristers Court
Birmingham, Alabama 35242

RECORDING USE ONLY:

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

Jennifer A. Wise
1454 Portobello Rd
Birmingham, AL 35242

**Grantees' Names and Mailing
Address:**

A Pinch of Healthy, LLC
510 Barristers Court
Birmingham, Alabama 35242

Property Address:

510 Barristers Court
Birmingham, Alabama 35242

Date of Sale:

September 1, 2020

Purchase Price:

\$230,000.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to an unmarried adult person (the "Grantors"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto **A Pinch of Healthy, LLC**, an Alabama limited liability company (the "Grantee"), that certain parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and incorporated herein by this reference (the "Property").

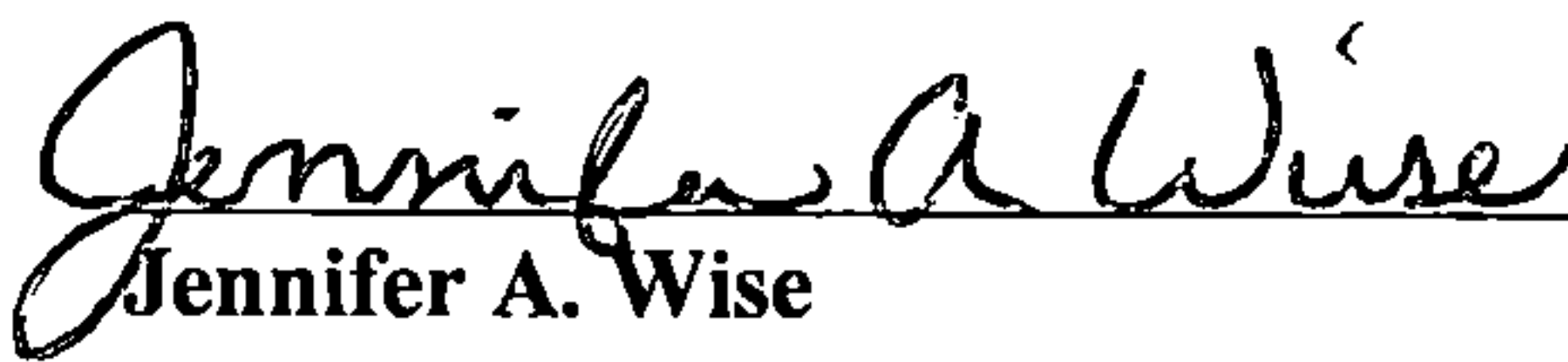
TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns forever, in fee simple, free and clear of all liens and encumbrances, subject to the "Permitted Exceptions" set forth on **EXHIBIT B** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.


The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its heirs and assigns, will warrant and defend the Property against the lawful claims of all persons, except for the Permitted Exceptions against which the Grantor shall not defend.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 1st day of September, 2020.

Grantor:

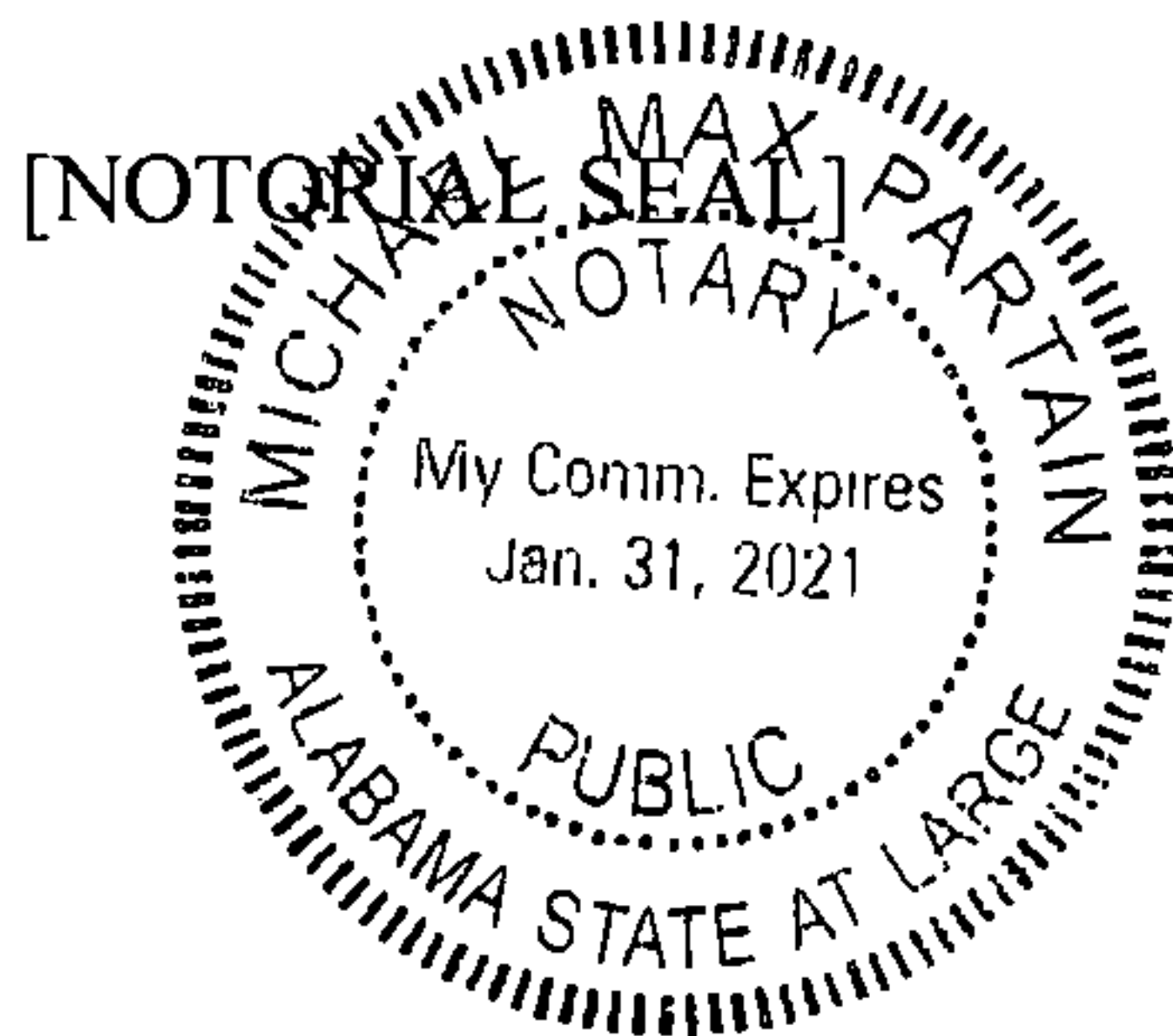

Jennifer A. Wise

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


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I, the undersigned, a Notary Public in and for the State and County certify that Jennifer A. Wise, an adult person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument she did execute the same voluntarily on the day and year the same bears date.

Given under my hand and official seal on this 1st day of September, 2020.





Notary Public
My commission expires: _____

EXHIBIT A

Legal Description

Unit 510, Building 5, 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, Fourth Amendment to the Declaration as recorded in Instrument 20101015000344930, 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 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".


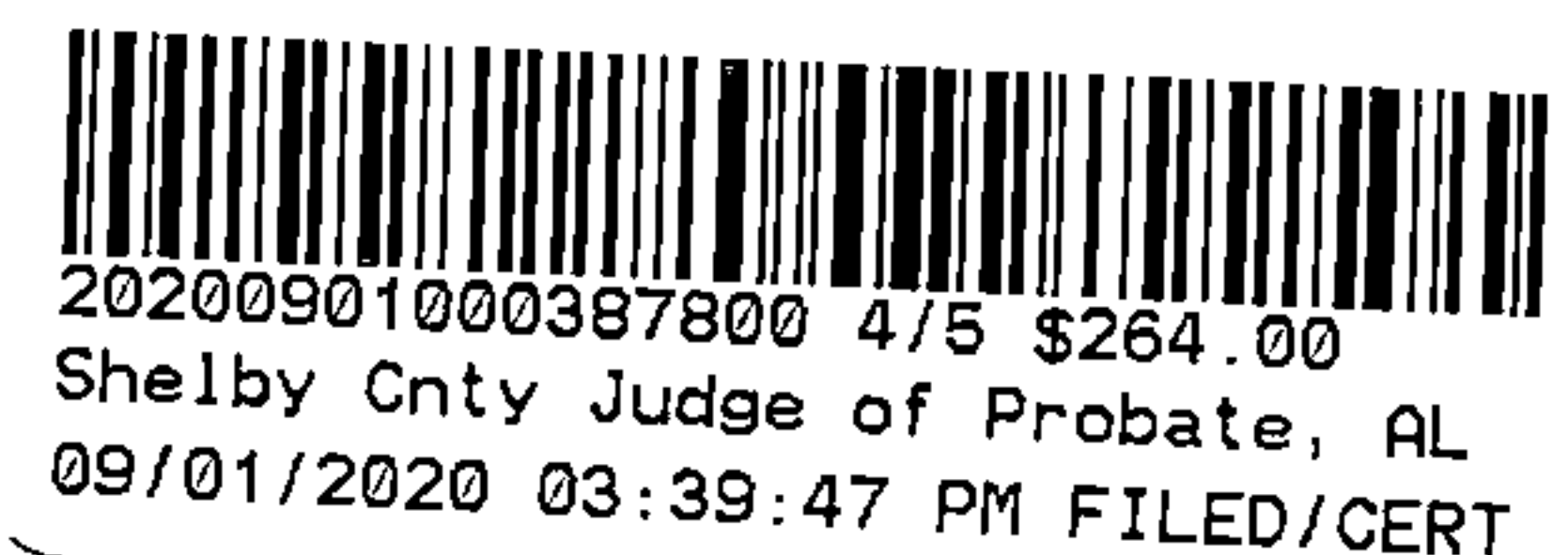

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EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2020, a lien, but not yet payable, until October 1, 2020.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Amended Restrictive Covenants in Instrument #2010-191940; Instrument #2010-344930; Instrument #2011-73710; Instrument #2011-126440 and Instrument #2011-260780, Instrument #2012-158690; Instrument #2012-279530; Instrument #2012-158690 and Instrument #2012-158690, all as recorded in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187 in the Probate Office of Shelby County, Alabama.
6. Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450, in the Probate Office of Shelby County, Alabama.
7. Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460, in the Probate Office of Shelby County, Alabama.
8. Easement for grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870, Instrument 20070517000231070 and Instrument 20100121000020230, in the Probate Office of Shelby County, Alabama.
10. Easement to BellSouth Telecommunications Inc. as recorded in Instrument 20070125000038780, Instrument 20100126000024800 and Instrument 20100414000113260, in the Probate Office of Shelby County, Alabama.
11. Declaration of Roadway and Utility Easement as recorded in Instrument 200702160000721720 and 20100218000048660, in the Probate Office of Shelby County, Alabama.



12. Declaration of Reciprocal Drainage Easement as recorded in Instrument 20100218000048670, in the Probate Office of Shelby County, Alabama.
13. Sanitary Sewer Easement granted to SWWC Utilities in Instrument 20090126000023550, in the Office of the Judge of Probate of Shelby County, Alabama.
14. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company recorded in Instrument 20100415000115200, in the Office of the Judge of Probate of Shelby County, Alabama.
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 the Third Amendment to the Declaration as recorded in Instrument 20100616000191940, and the Fourth Amendment to the Declaration as recorded in Instrument 20101015000344930, 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, in said Probate Office of Shelby County, Alabama.



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