

Send tax notice to:  
SHARON SMITH  
1311 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

2020741

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixteen Thousand and 00/100 Dollars (\$216,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **STEVEN ANDREW HANNA and CARA C HANNA, HUSBAND AND WIFE** whose mailing address is: 6025 Hwy 51, Wilsonville, AL 35186 (hereinafter referred to as "Grantors") by **SHARON SMITH** whose property address is: **1311 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:

**SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

SUBJECT TO:

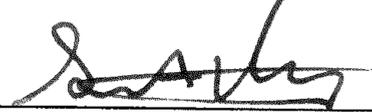
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter BA, Section 35-8A-101 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium of The Lofts at Edenton, a condominium recorded in Declaration of Condominium, which is recorded in Instrument No. 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 No. 20100423000123550, and the Third Amendment to the Declaration as recorded in Instrument No. 20100616000191940, and the Fourth Amendment to the Declaration as recorded in Instrument No. 20101015000344930, and the Fifth Amendment to the Declaration as recorded in Instrument No. 20110304000073710, and the Sixth Amendment to the Declaration as recorded in Instrument No. 20110426000126440 and the Seventh Amendment to the Declaration as recorded in Instrument No. 20110902000260780, and the Eighth Amendment to the Declaration dated December 20, 2011 and recorded in Instrument No. 20120810000279530, and the Ninth Amendment to the Declaration as recorded in Instrument No. 20120507000158690, 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 the 2nd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 121, and the 3rd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 136, and the 4th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 22, and the 5th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 51, and the 6th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 66 and the 7th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 102, in the Probate Office of Shelby, Alabama;
3. Right of way granted to Alabama Power Company as set forth in Deed Book 126, Page 187.
4. Easement to Alabama Power Company as recorded in Instrument No. 20061212000601050; Instrument No. 20061212000601060; Instrument No. 20060828000422250; Instrument No. 20061212000601460; Instrument No. 20070517000230870; Instrument No. 20070517000231070 and Instrument No. 20100121000020230, in the Probate Office of Shelby County, Alabama.
5. Easement to Bellsouth Telecommunications, Inc. as recorded in Instrument No. 20070125000038780; Instrument No. 20100126000024800 and Instrument No. 20100414000113260, in the Probate Office of Shelby County, Alabama.
6. Easement - Distribution Facilities to Alabama Power Company as recorded in Instrument No. 20110707000197070, in the Probate Office of Shelby County, Alabama.
7. Roadway Easement Agreement as recorded in Instrument No. 20051024000550530 and Instrument No. 20061024000523450, in the Probate Office of Shelby County, Alabama.

8. Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument No. 0051024000550540 and Instrument No. 20061024000523460, in the Probate Office of Shelby County, Alabama.
  9. Easement for grading and slope maintenance recorded in Instrument No. 20060817000404390, in the Probate Office of Shelby County, Alabama.
  10. Declaration of Roadway and Utility Easement as recorded in Instrument No. 20070216000072120 and Instrument No. 20100218000048660, in the Probate Office of Shelby County, Alabama.
  11. Declaration of Reciprocal Drainage Easement as recorded in Instrument No. 20100218000048670, in the Probate Office of Shelby County, Alabama.
  12. Sanitary Sewer Easement granted to SWWC Utilities as recorded in Instrument No. 20090126000023550, in the Probate Office of Shelby County, Alabama.
  13. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company as recorded in Instrument No. 20100415000115200, in the Probate Office of Shelby County, Alabama.
  14. First Amendment to the Bylaws of The Lofts at Edenton Association, Inc. as recorded in Instrument No. 20120507000158680, in the Probate Office of Shelby County, Alabama.
- \$172,000.00 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 15<sup>th</sup> day of September, 2020.

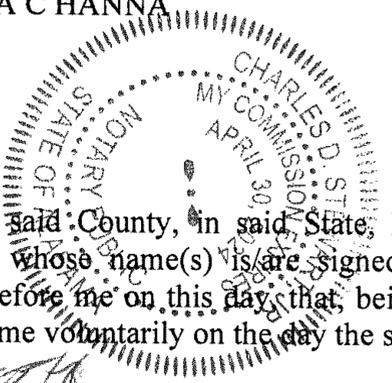
  
\_\_\_\_\_  
STEVEN ANDREW HANNA

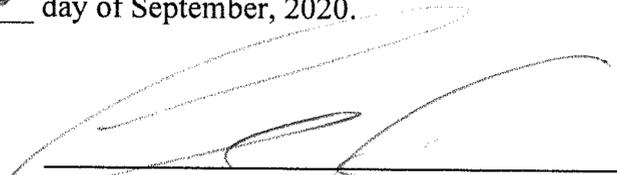
  
\_\_\_\_\_  
CARA C HANNA

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN ANDREW HANNA and CARA C HANNA 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 15<sup>th</sup> day of September, 2020.



  
\_\_\_\_\_  
Notary Public

Print Name:  
Commission Expires: 4 30 24

**EXHIBIT A**

The Land is described as follows:

Unit 1311, Building 13, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 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 No. 20100423000123550, and the Third Amendment to the Declaration as recorded in Instrument No. 20100616000191940, and the Fourth Amendment to the Declaration as recorded in Instrument No. 20101015000344930, and the Fifth Amendment to the Declaration as recorded in Instrument No. 20110304000073710, and the Sixth Amendment to the Declaration as recorded in Instrument No. 20110426000126440 and the Seventh Amendment to the Declaration as recorded in Instrument No. 20110902000260780, and the Eighth Amendment to the Declaration dated December 20, 2011 and recorded in Instrument No. 20120801000279530, and the Ninth Amendment to the Declaration as recorded in Instrument No. 20120507000158690, 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 the 2nd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 121, and the 3rd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 136, and the 4th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 22, and the 5th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 51, and the 6th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 66 and the 7th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 102, and any future amendments thereto, and along with the Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc. as recorded in Instrument No. 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 Second Amendment to Declaration of Condominium set out in Exhibit "B".



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/18/2020 11:33:56 AM  
\$72.00 MIST  
20200918000419520

*Alvin S. Boyd*