

20210809000384470
08/09/2021 10:00:47 AM
DEEDS 1/2

SEND TAX NOTICE TO:

William Judson Miller and Brittany Ball
1307 Barristers Ct.
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100307

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Baylen Clough and Holly Clough, husband and wife**, whose address is 5063 English Turn, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **William Judson Miller and Brittany Ball** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 1307 Barristers Court, Birmingham, AL 35242, to-wit:**

Unit 1307, 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 102A thru 102H, 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. 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 Seventh Amendment to Declaration of Condominium set out in Exhibit "B".

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$251,750.00 executed and recorded simultaneously herewith.

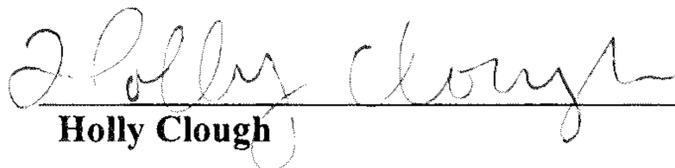
Holly Clough and Holly Miller are one and the same person.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6th day of August, 2021.



Baylen Clough

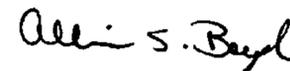


Holly Clough



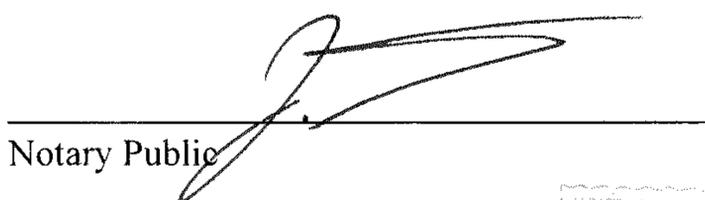
State of Alabama
County of Jefferson..

**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2021 10:00:47 AM
\$43.50 JOANN
20210809000384470**



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Baylen Clough and Holly Clough, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 6th day of August, 2021.



Notary Public

