

Send tax notice to: Chandler Duke Cox, 801 Barristers Court, Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred eighty-five thousand and no/100 (\$285,000.00) Dollars the amount of which can be verified according to the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

John Mark Spink and his wife Taylor Spink, whose mailing address is:

1308 West Grande View Lane, Maylene AL 35114

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Chandler Duke Cox, whose mailing address is
801 Barristers Court, Birmingham, Al. 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 801 Barristers Court, Birmingham Al. 35242** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 28th day of February, 2022.

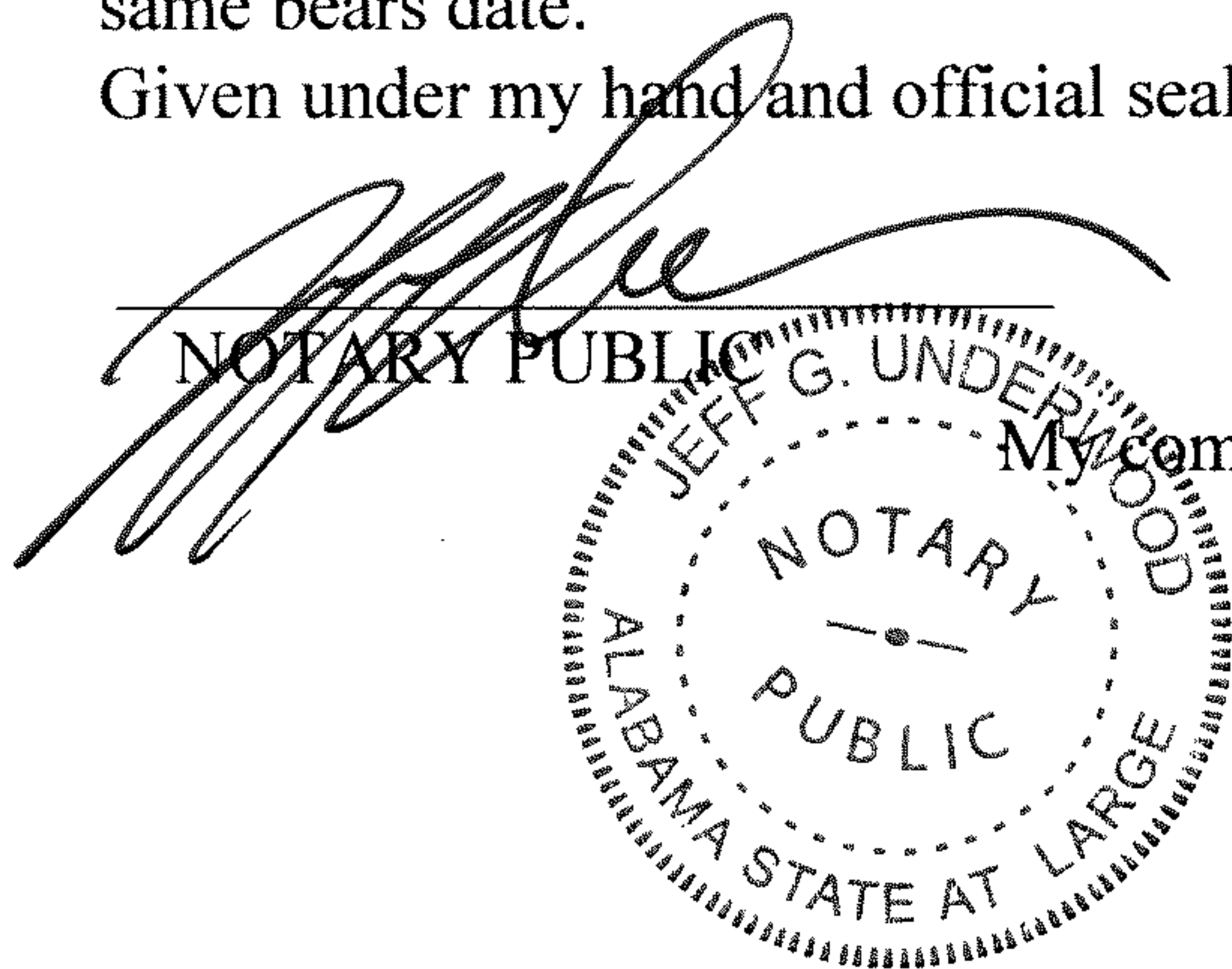
John Mark Spink (Seal)
JOHN MARK SPINK

Taylor Spink (SEAL)
TAYLOR SPINK

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Mark Spink and his wife Taylor Spink, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2022.



My commission expires: 3-15-25

EXHIBIT "A"
Legal Description

Unit 801, Building 8, 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, Fifth Amendment to the Declaration as recorded in Instrument 20110304000073710, Sixth Amendment to the Declaration as recorded in Instrument 20110426000126440, Seventh Amendment to Declaration as recorded in Instrument 20110902000260780, Eighth Amendment to Declaration as recorded in Instrument 20120801000279530, Ninth Amendment to Declaration as recorded in Instrument 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 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, on the 4th Amended Plat of the Lofts at Edenton, a condominium in Map Book 42, page 22, and on the 5th Amended Plat of the Lofts at Edenton in Map Book 42, page 51, on the 6th Amended Plat of Lofts at Edenton, a condominium in Map Book 42, page 66, 7th Amended Plat of the Lofts at Edenton, a Condominium as recorded in Map Book 42, Page 102A thru 102H and any future amendments thereto, , Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc as recorded in Instrument 20100115000015270, Restated Articles of Incorporation recorded in Instrument 20100225000058120, 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, First Amendment to the By-Laws as recorded in Instrument 20120507000158680, 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"



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2022 10:59:53 AM
\$313.00 BRITTANI
20220301000086600

Allie S. Boyd