

20220606000225030
06/06/2022 09:09:27 AM
DEEDS 1/3

Send Tax Notice to:
William and Darlene Weidler
P.O. Box 136
Helena, AL 35080

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-22-1149**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Leigh Amber Holcomb, a single person (herein referred to as "Grantor," whether one or more), whose mailing address is

P.o. box 1621, Hamilton, AL 35570

by **William Weidler and Darlene A. Weidler (herein referred to as "Grantee"),** whose mailing address is

P.O. Box 136, Helena, AL 35080
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **104 Barristers Court, Birmingham, AL 35242,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

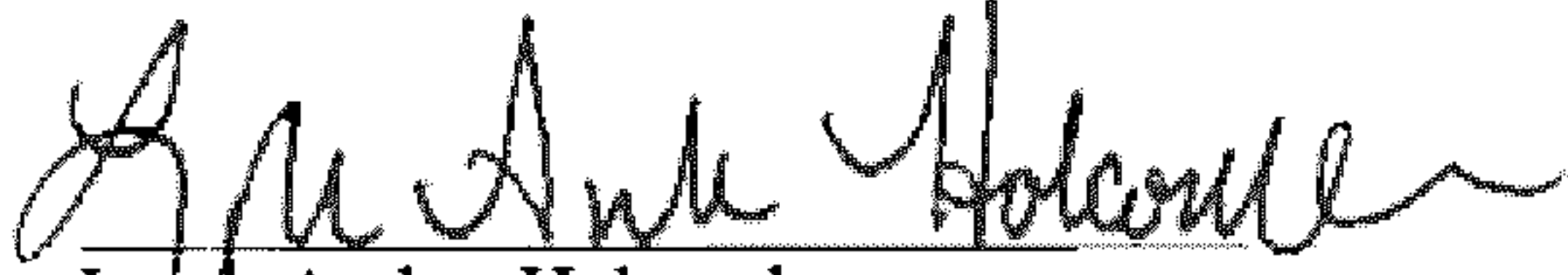
MINING AND MINERAL RIGHTS EXCEPTED.

\$256,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

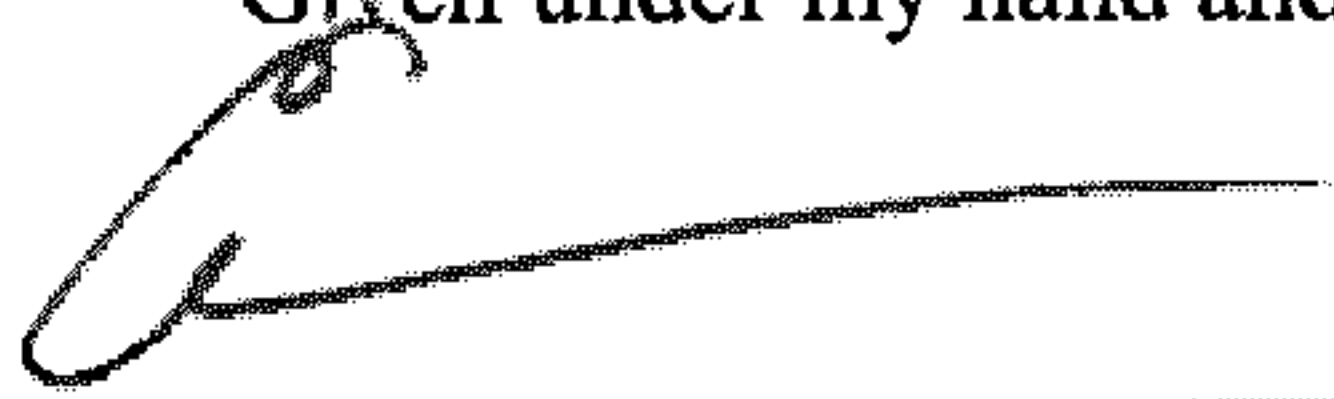
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 2 day of June, 2022.


Leigh Amber Holcomb

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Leigh Amber Holcomb**, 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 this 2 day of June, 2022.



Notary Public

Printed Name

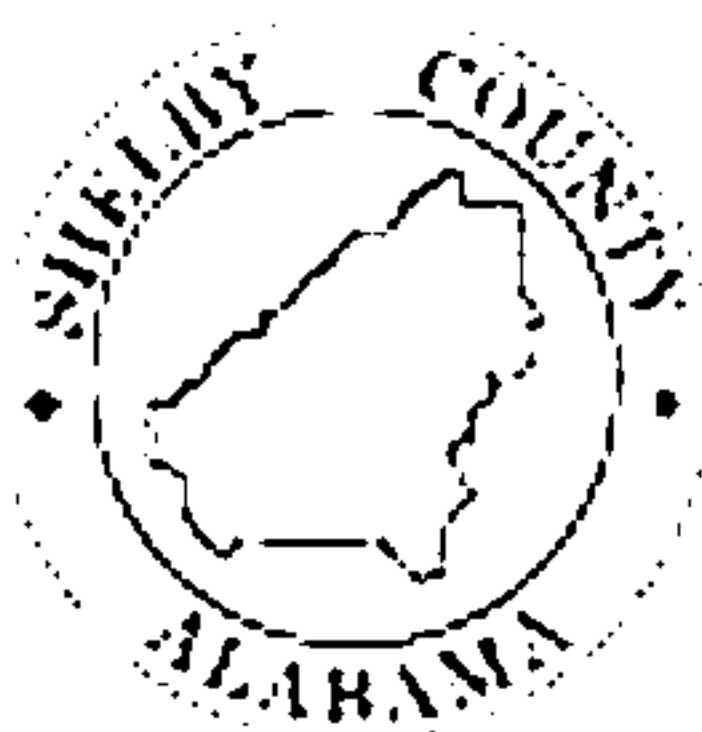
My Commission Expires:



EXHIBIT A

Property 1:

Unit 104, Building 1, 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, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20100330000095330, Second Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20100423000123550, Third Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20100616000491940, Fourth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20101015000344930, Fifth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20110304000073710, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded as the Condominium Plat of The Lofts at Edenton a Condominium, in Map Book 41, Page 110, and First Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 41, Page 116, and the 2nd Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 41, Page 121, and the 3rd Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 41, Page 136 and the 4th Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 42, Page 22, and on the 5th Amended Plat of The Lofts at Edenton, a condominium, 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 Lofts at Edenton, a condominium in Map Book 42, Page 102, and any future amendments thereto, Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc. & 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 Declaration of Condominium set out in Exhibit "E".



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2022 09:09:27 AM
\$61.50 CHERRY
20220606000225030

Allen S. Bayl