

SEND TAX NOTICE TO:

Pedro Henrique Araujo Costa and Jordanna Oliveira
Costa
1310 Barristers Court
Birmingham, AL 35242

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED TWO THOUSAND AND 00/100 (\$302,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Zachary B. McFarland, an unmarried person**, whose address is 125 Cobblestone Ln, Hoover AL, 35244, (hereinafter "Grantor", whether one or more), by **Pedro Henrique Araujo Costa and Jordanna Oliveira Costa**, whose address is 1310 Barristers Court, Birmingham, AL 35242, (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 **Pedro Henrique Araujo Costa, a married person and Jordanna Oliveira Costa, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1310 Barristers Court, Birmingham, AL 35242** to-wit:

Unit 1310, 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. 201004230001 23550, 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. 201 10304000073710, 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.

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 \$256,700.00 executed and recorded simultaneously herewith.

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 8th day of July, 2022.



Zachary B. McFarland

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal this 8th day of July, 2022.



Notary Public

My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2022 02:22:44 PM
\$70.50 CHARITY
20220708000271100

