

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB3684

Izabella Naomi Davie  
512 Griffin Lake Trace  
Birmingham, AL 35242

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Sixteen Thousand Five Hundred Dollars and 00/100 Dollars (\$316,500.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Dawn S. Connell f/k/a Elizabeth Dawn Sellers and Osa Oliver Connell, IV, a married couple** whose mailing address is: 512 Griffin Lake Trace, Birmingham, Al 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Izabella Naomi Davie** whose mailing address 512 Griffin Lake Trace, Birmingham, AL 35242 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 605 Barristers Court, Birmingham, Al 35242 to wit:

Unit 605, Building 6, in the Lofts of 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, 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, and 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, a Condominium, in Map Book 42, Page 51, in the Probate Office of Shelby County, Alabama, and any future Amendments thereto, Articles of Incorporation of the Lofts at Edenton Condominium Association, Inc. as recorded in Instrument #20100115000015270, in the Probate 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 Fifth Amendment to Declaration of Condominium set out in Exhibit "B".

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under

subject property.

\$300,675.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19<sup>th</sup> day of May, 2023.

Dawn S. Connell f/k/a Elizabeth Dawn Sellers  
Dawn S. Connell f/k/a Elizabeth Dawn Sellers

Osa Oliver Connell, IV  
Osa Oliver Connell, IV

STATE OF ALABAMA  
COUNTY OF JEFFERSON

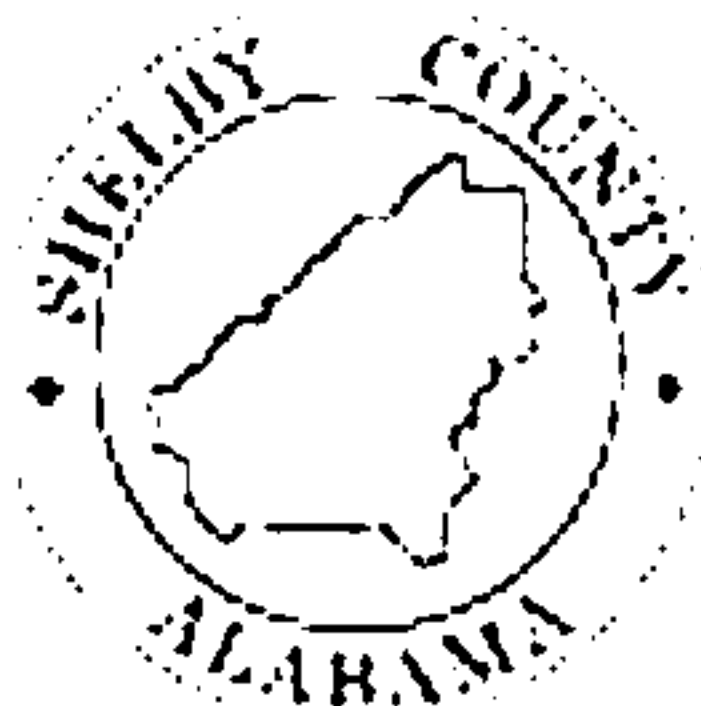
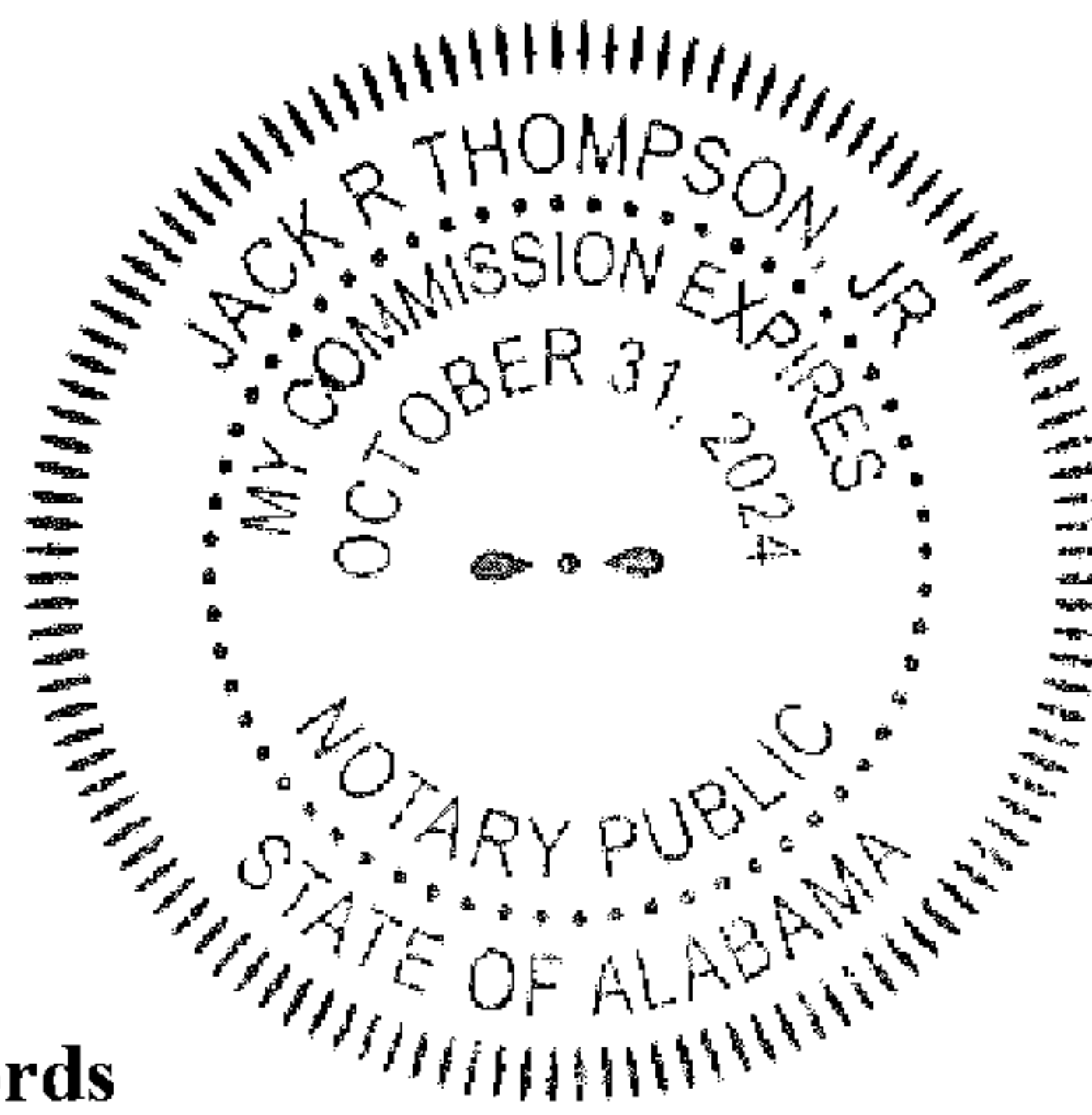
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Dawn S. Connell f/k/a Elizabeth Dawn Sellers and Osa Oliver Connell, IV** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 19<sup>th</sup> day of May, 2023.

My Commission Expires: 10/31/2024

[Signature]  
Notary Public

(SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/22/2023 11:28:26 AM  
\$42.00 JOANN  
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Allen S. Bayl