

Send tax notice to:
Ryan Douglas Eshleman
1004 Barristers Court
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024116

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighteen Thousand and 00/100 Dollars (\$318,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Jacob Steven Steeley, a married individual**, whose 153 Laughlin Way Pelham, AL 35124 mailing address is (hereinafter referred to as "Grantors") by **Ryan Douglas Eshleman, Eric Heath Eshleman and Kelli Jo Eshleman**, whose property address is: **1004 Barristers Court, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 1004, Building 10, 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, the Second Amendment recorded in Instrument #20100423000123550, the Third Amendment recorded in Instrument #20100616000191940, the Fourth Amendment recorded in Instrument #20101015000344930, the Fifth Amendment recorded in Instrument #20110304000073710, the Sixth Amendment recorded in Instrument #20110425000126440 and the Seventh Amendment recorded in Instrument #20110802000260780, in the Eighth Amendment recorded in Instrument No. 2012-279530, in the Ninth Amendment recorded in Instrument No. 2012-158590 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, Map Book 41, Page 116, Map Book 41, page 121, Map Book 41, Page 136, Map Book 42, Page 22, Map Book 42, Page 22, Map Book 42, Page 51, Map Book 42, page 66 and Map Book 42, Page 102, and any future amendments thereto, Articles of Incorporation of the Lofts at Edenton Condominium Association, Inc. as 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 Second Amendment to Declaration of Condominium set out in Exhibit "B".

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Condominium Plat of the Lofts at Edenton, a condominium, as recorded in Map Book 41, Page 110, Map Book 41, Page 116, Map Book 41, page 121, Map Book 41, Page 136, Map Book 42, Page 22, Map Book 42, Page 22, Map Book 42, Page 51, Map Book 42, page 66 and Map Book 42, Page 102, and any future amendments thereto, in the Probate Office of Shelby County, Alabama.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed book 126, Page 187.

4. Road Easement Agreement as recorded in Instrument No. 00510240005505530 and Instrument No. 20061024000523450.
5. Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in instrument No, 20051024000550540 and Instrument No. 20061024000523460.
6. Easement for grading and slope maintenance recorded in Instrument No. 20060817000404390.
7. Easement to Alabama Power Company as recorded in Instrument #20061212000601050; Instrument #20061212000601060, Instrument #20060828000422250, Instrument #20061212000601460, Instrument #20070517000230870, Instrument #20070517000231070 and Instrument #20100121000020230.
9. Easement to Bellsouth Telecommunications, Inc., as recorded in Instrument No, 20070125000038780; Instrument No. 20100126000024800 and Instrument No. 20100414000113260.
10. Declaration of Roadway and Utility Easement as recorded in Instrument No. 200702160000721720 and Instrument No, 20100218000048660.
11. Declaration of Reciprocal Drainage Easement as recorded in Instrument No. 20100218000048670.
12. Sanitary Sewer Easement granted to SWWC Utilities in Instrument No. 20090126000023550.
13. Grant of Land Easement and Restrictive Covenants to Alabama Power Company recorded in Instrument No. 20100415000115200.
14. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the Alabama Uniform Condominium Act of 1891, Ala. Code 35-8A-101, et. seq., or set forth in the Declaration of Condominium of the 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, the Second Amendment recorded in Instrument #20100423000123550, the Third Amendment recorded in Instrument #20100616000191940, the Fourth Amendment recorded in Instrument #20101015000344930, the Fifth Amendment recorded in Instrument #20110304000073710, the Sixth Amendment recorded in Instrument #20110426000126440 and the Seventh Amendment recorded in Instrument #20110902000260780, in the Eighth Amendment recorded in Instrument No. 2012-279530, in the Ninth Amendment recorded in Instrument No. 2012-158690 and any amendments thereto, to 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, Map Book 41, Page 116, Map Book 41, page 121, Map Book 41, Page 136, Map Book 42, Page 22, Map Book 42, Page 22, Map Book 42, Page 51, Map Book 42, page 66 and Map Book 42, Page 102, and any future amendments thereto, Articles of Incorporation of the Lofts at Edenton Condominium Association, Inc. as 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 Second Amendment to Declaration of Condominium set out in Exhibit "B".

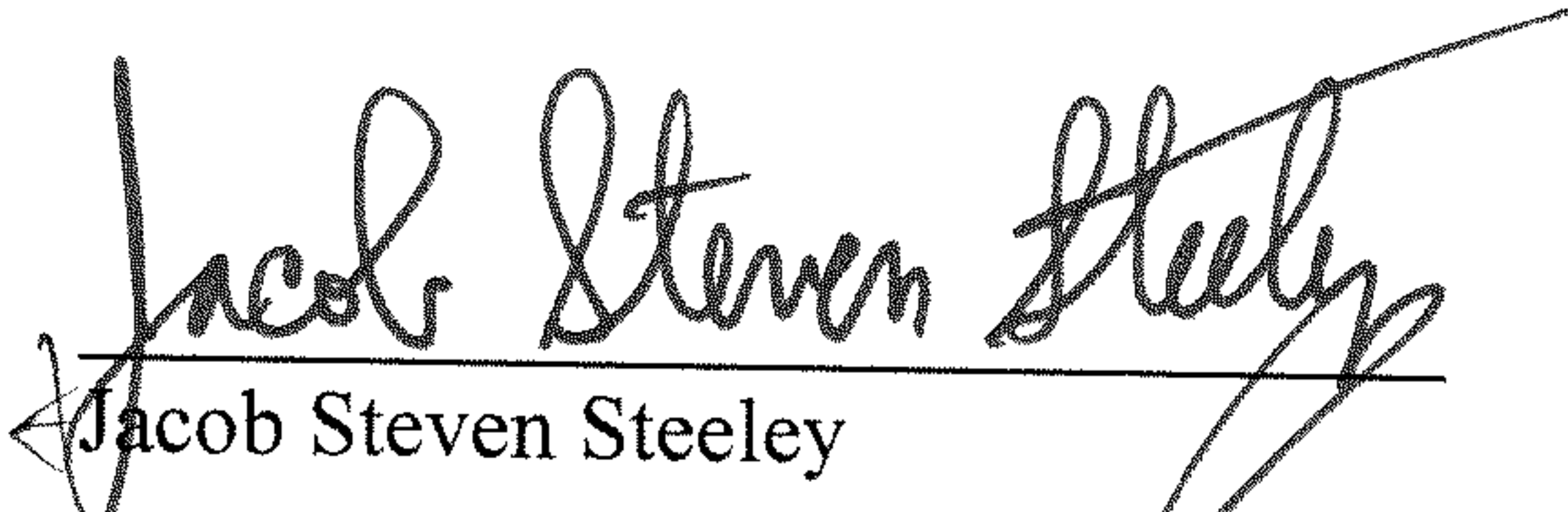
Subject property does not constitute the homestead of the Grantee or his spouse, as defined by the Code of Alabama.

\$238,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

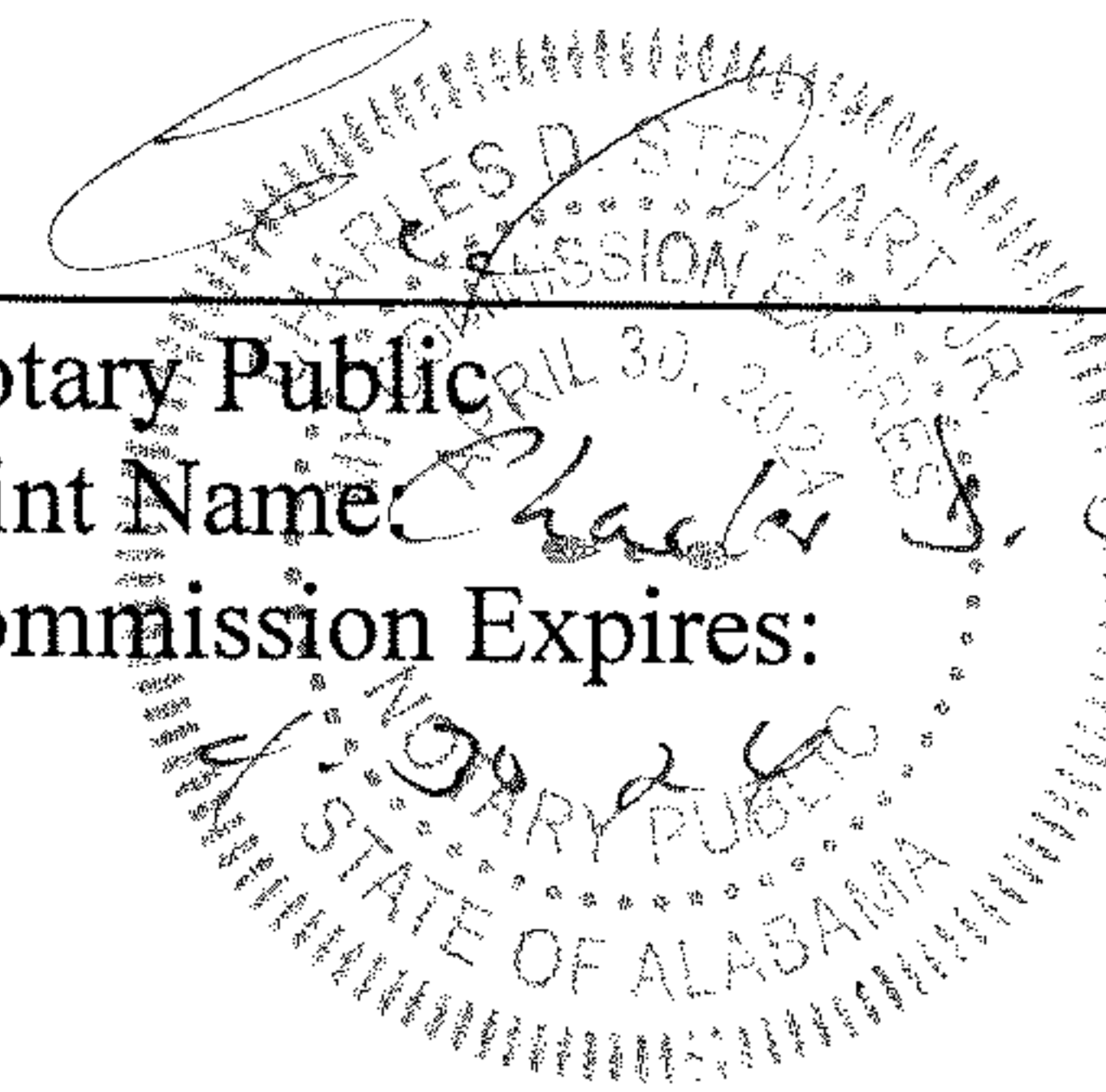
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23rd day of April, 2024.


Jacob Steven Steeley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob Steven Steeley whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of April, 2024.


Notary Public
Print Name Charles D. Stewart, Jr.
Commission Expires: April 30, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2024 03:07:22 PM
\$108.50 JOANN
20240423000118850

