

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Christopher David Nichols and Vickie
Pickens Nichols
101 Barristers Court
Birmingham, AL 35242

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Ninety-Five Thousand And No/100 Dollars (\$295,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Andrew J. Eaton and Elizabeth Eaton, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher David Nichols and Vickie Pickens Nichols (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Unit 101, Building 1, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Inst # 20100225000056160, in the Probate Office of Shelby County, Alabama, and First Amendment to Declaration as recorded in Inst # 20100330000095330, and the Second Amendment to the Declaration as recorded in Inst # 20100423000123550, and the Third Amendment to the Declaration as recorded in Inst # 20100616000191940, Fourth Amendment to the Declaration as recorded in Inst # 20101015000344930, Fifth Amendment to the Declaration as recorded in Inst # 20110304000073710, and the Sixth Amendment to Declaration of Condominium as recorded in Inst # 20110426000126440; and the Seventh Amendment to Declaration of Condominium as recorded in Inst # 20110902000260780; and the Eighth Amendment to Declaration of Condominium as recorded in Inst # 20120801000279530; and the Ninth Amendment to Declaration of Condominium as recorded in Inst # 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, 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, and on the 6th Amended Plat of the Lofts at Edenton, a condominium, in Map Book 42, Page 66, and on the 7th Amended Plat of the Lofts at Edenton, a condominium, in Map Book 42, Page 102, 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 Inst # 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 Fifth 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.

Subject to a third party mortgage in the amount of \$236,000.00 executed and recorded simultaneously herewith.


TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 7 day of November, 20 24.



 Andrew J. Eaton

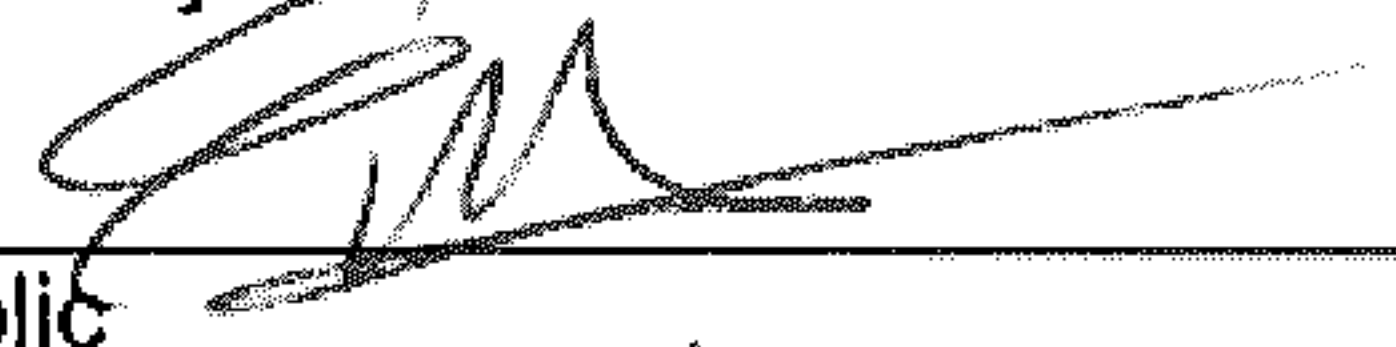


 Elizabeth Eaton

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew J. Eaton and Elizabeth Eaton 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 on this 7 day of Nov, 2024.



 Notary Public
 My commission expires: 6-7-26



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

| | | | |
|------------------|---|-------------------------|--|
| Grantor's Name | Andrew J. Eaton and Elizabeth Eaton | Grantee's Name | Christopher David Nichols and Vickie Pickens Nichols |
| Mailing Address | 5176 Colonial Park Rd Birmingham, AL 35242 | Mailing Address | 101 Barristers Court Birmingham, AL 35242 |
| Property Address | 101 Barristers Court Birmingham, AL 35242 | Date of Sale | November 7, 2024 |
| | | Total Purchase Price | \$295,000.00 |
| | | or | |
| | | Actual Value | \$ _____ |
| | | or | |
| | | Assessor's Market Value | \$ _____ |

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other: _____☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: November 7, 2024

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/08/2024 12:46:49 PM
 \$87.00 PAYGE
 20241108000348840

Allen S. Bayal