

Send tax notice to:


HORACE LINWOOD JONES
607 BARRISTERS COURT
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013647

WARRANTY DEED


20140106000005720 1/3 \$217.00
Shelby Cnty Judge of Probate, AL
01/06/2014 01:51:27 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Seven Thousand and 00/100 Dollars (\$197,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RYAN LEHMAN, AN UNMARRIED MAN **whose mailing address is:**
482 Wood Dr. Birmingham AL 35216 (hereinafter referred to as "Grantors") by HORACE LINWOOD JONES **whose mailing address is:** 607 BARRISTERS COURT (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, the following described real estate situated in Shelby County, Alabama, to-wit:

UNIT 607, BUILDING 6, 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, 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 AMY 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, 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, 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 FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM SET OUT IN EXHIBIT "B".

Shelby County, AL 01/06/2014
State of Alabama
Deed Tax: \$197.00

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.

2. RIGHT OF WAY GRANTED TO ALABAMA POWER CPMANY BY INSTRUMENT RECORDED IN DEED BOOK 126, PAGE 187.
3. ROADWAY EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT NO. 20051024000550530 AND INSTRUMENT NO. 20061024000523450, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RESTRICTIVE USE AGREEMENT BETWEEN JRC LAKESIDE LIMITED PARTNERSHIP AND CAHABA BEACH INVESTMENTS, LLC AS RECORDED IN INSTRUMENT NO. 20051024000550540 AND IN INSTRUMENT NO. 20061024000523460, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT FOR GRADING AND SLOPE MAINTENENACE RECORDED IN INSTRUMENT NO. 20060817000404390, IN SAID PROBATE OFFICE.
6. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT NO. 20061212000601050; INSTRUMENT NO. 20070517000230870; INSTRUMENT NO. 20070517000231070; INSTRUMENT NO. 20100121000020230 AND INSTRUMENT NO. 20110113000012980, IN SAID PROBATE OFFICE.
7. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS INC., AS RECORDED IN INSTRUMENT NO. 20070125000038780; INSTRUMENT NO. 20100126000035900 AND INSTRUMENT NO. 20100414000113260, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. DECLARATION OF ROADWAY AND UTILITY EASEMENT AS RECORDED IN INSTRUMENT NO. 200702160000721720 AND INSTRUMENT NO. 20100218000048660, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


TO HAVE AND TO HOLD unto the Grantee, its 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 Grantee, 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 30th day of December, 2013.



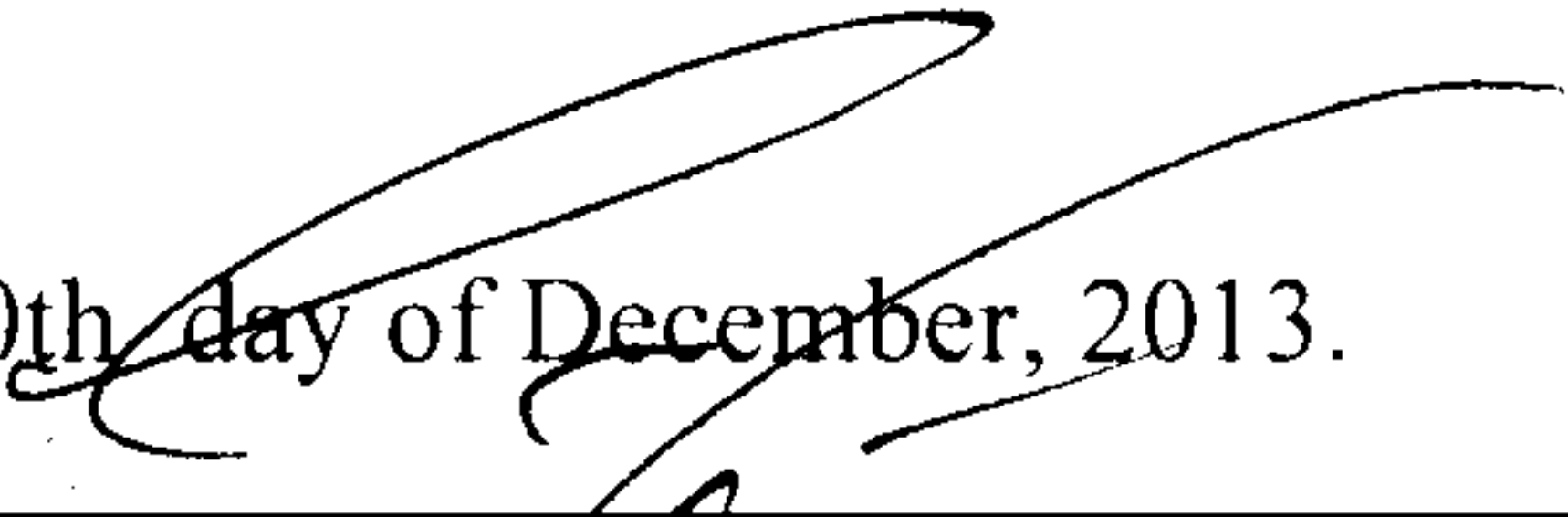
RYAN LEHMAN

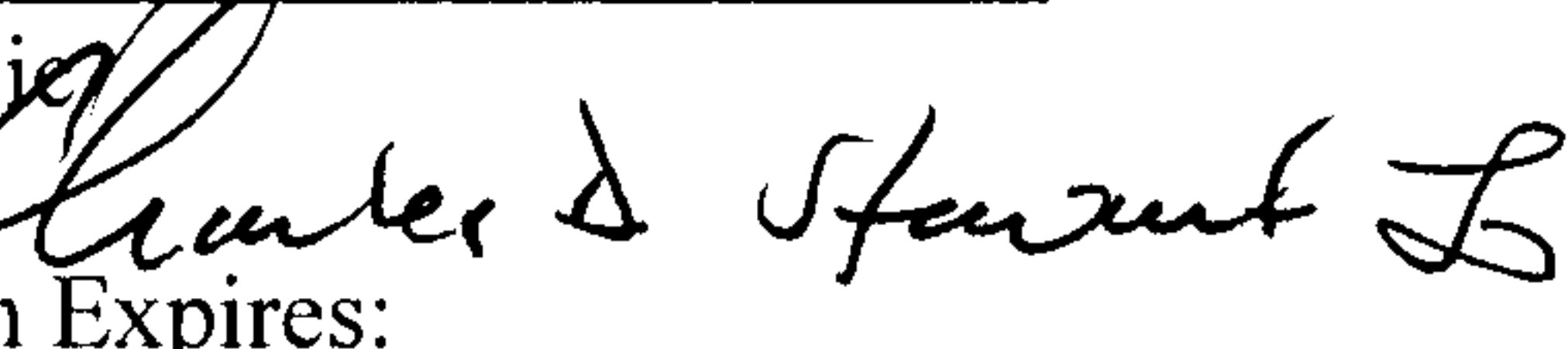
STATE OF ALABAMA
COUNTY OF SHELBY


20140106000005720 2/3 \$217.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RYAN LEHMAN, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of December, 2013.



Notary Public
Print Name: Charles D. Stewart
Commission Expires: 

(10-16

Real Estate Sales Validation Form

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

Grantor's Name Ryan Lehman
Mailing Address 482 Wood Dr
Birmingham AL
35216

Grantee's Name Horace Jones
Mailing Address 1607 Barristers Court
Birmingham AL
35242

Property Address 1607 Barristers Court
Birmingham AL
35242

Date of Sale 12-30-13
Total Purchase Price \$ 197,000

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 12-30-13

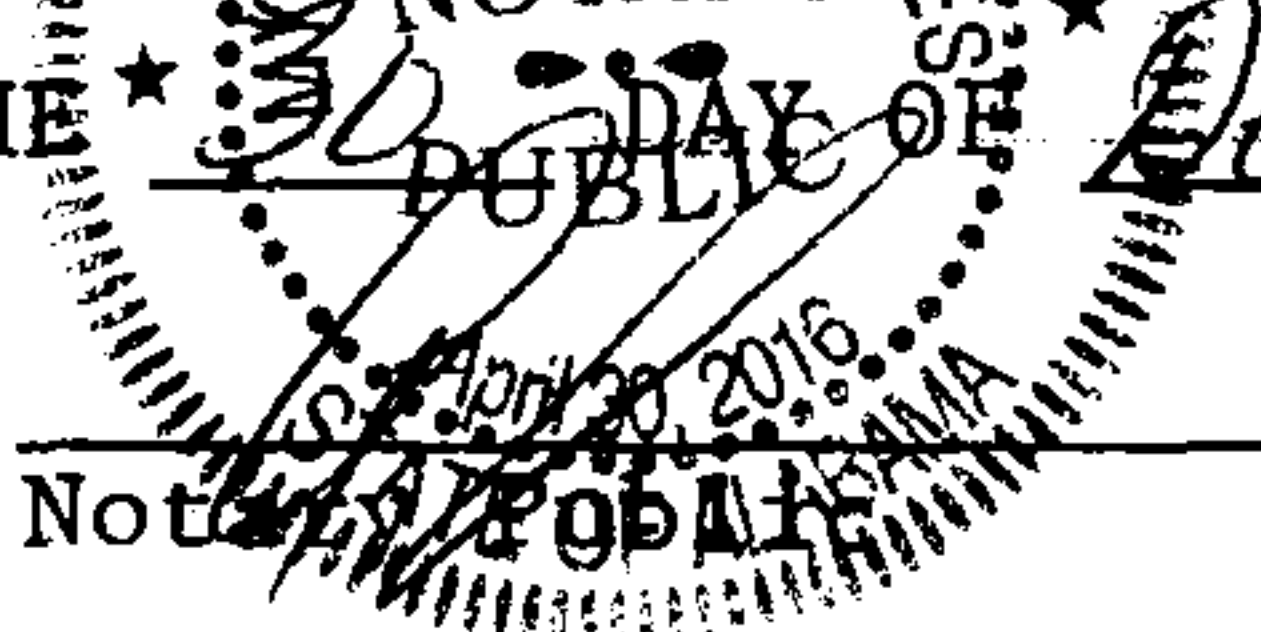
Print Heather Nelson

☐ Unattested
☐ (verified by) _____

Sign Heather Nelson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 30 DAY OF Dec, 2013.



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