

# WARRANTY DEED

State of Alabama  
Shelby County

Send Tax Notice to: Chad Coachman  
4000 Belvedere Court, Birmingham, Al 35242

**Know all men by these presents:**

That in consideration of **One Hundred Sixty Two Thousand and No/100 Dollars (\$162,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Joshua C. Caldwell and wife Staci L. Caldwell**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **Kristijan Mitrovski** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

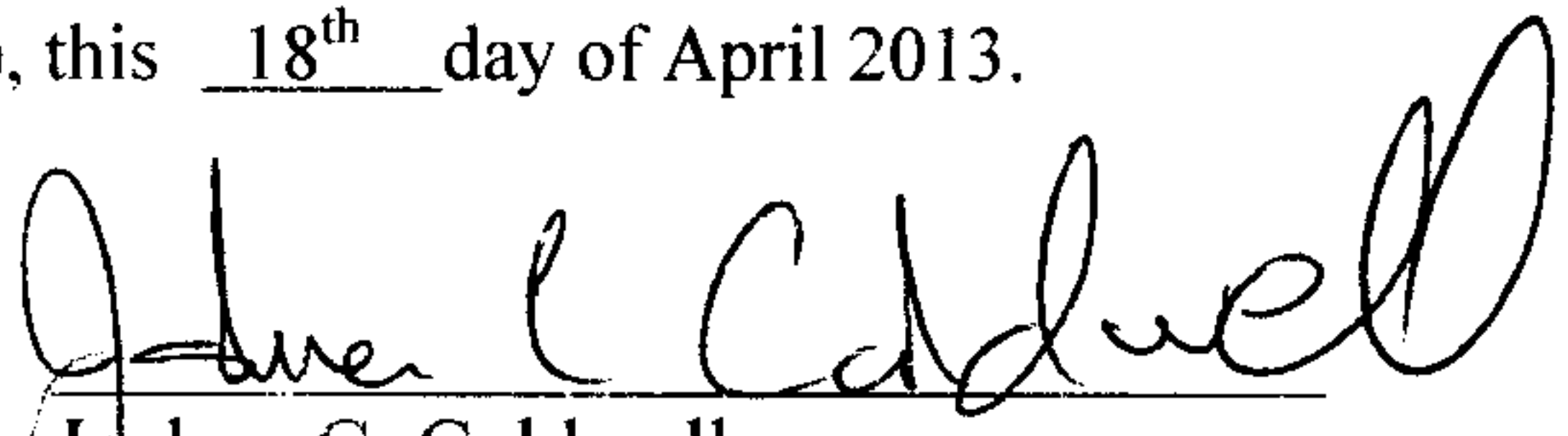
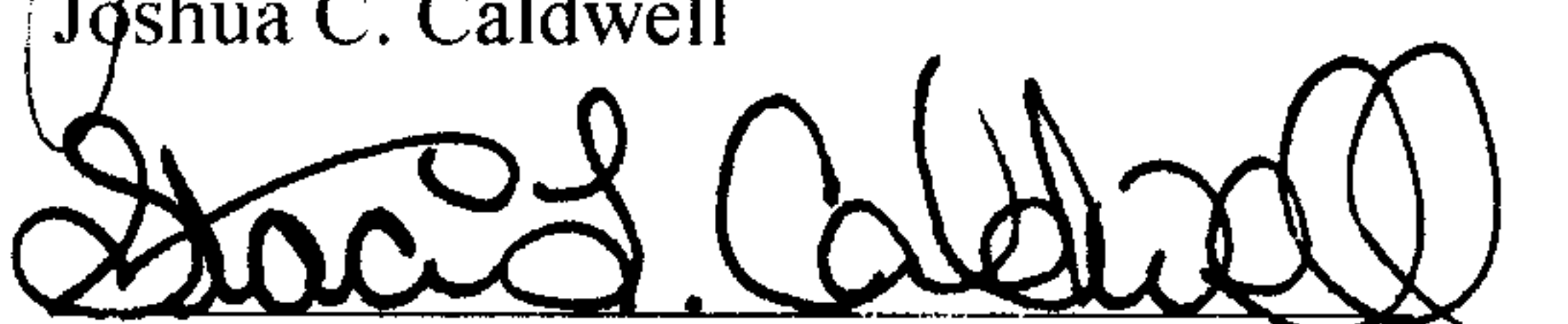
**Unit 206, Building 2, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium which is recorded in Instrument 20100225000056160 in the Probate office of Shelby County, Alabama, and any amendments thereto to which Declaration of Condominium a plan is attached 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 any future amendments thereto, Articles of Incorporation of The Lofts of Edenton Condominium Associations, 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 of 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 Declaration of Condominium set out in Exhibit "E"**

Subject to Easements, Restrictions, and Rights Of Way of Record.

\$129,660.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 persons.

IN WITNESS WHEREOF I have hereunto set MY hand(s) and seal(s), this 18<sup>th</sup> day of April 2013.

  
Joshua C. Caldwell  
  
Staci L. Caldwell

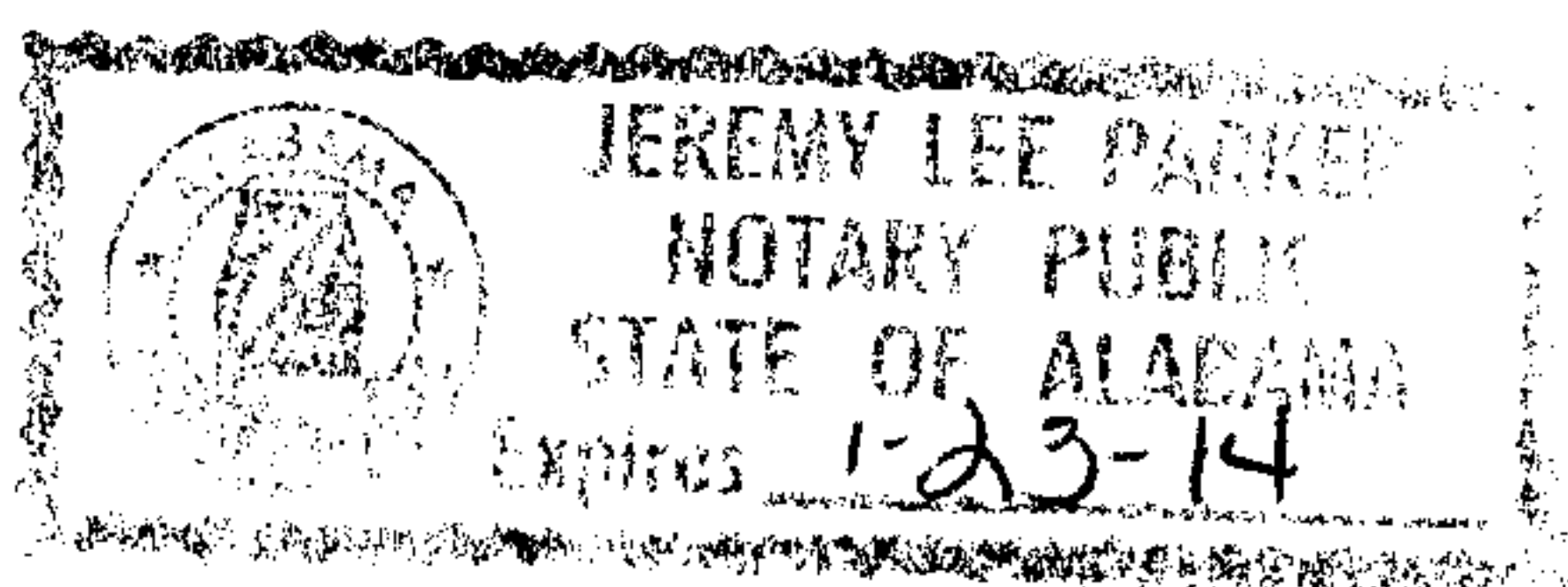
STATE OF ALABAMA  
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Joshua C. Caldwell and wife Staci L. Caldwell whose name(s) is 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of April, 20 13.

Shelby County, AL 04/22/2013  
State of Alabama  
Deed Tax: \$32.50



  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

Real Estate Sales Validation Form

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

Grantor's Name Joshua C and Staci L. Caldwell
Mailing Address
Grantee's Name Kristijan Mitrovski
Mailing Address 4000 Belvedere Ct
Birmingham Al 35242
Property Address 206 Barristers Ct
Birmingham, Al 35242
Date of Sale April 18, 2013
Total Purchase Price \$ 162,000.00
Actual Value \$
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 4-18-13
Print Joshua C Caldwell
Sign Joshua C Caldwell
Unattested (verified by)
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

