


This instrument prepared by:  
Tara L. Whitaker, Attorney  
Whitaker Law Firm, L.L.C.  
2100 1<sup>st</sup> Ave. N., Ste. 300  
Birmingham, AL 35242

Send Tax Notice To:  
Rita Gilbert  
103 Barristers Court  
Birmingham, AL 35242

  
20130909000365050 1/4 \$107.50  
Shelby Cnty Judge of Probate, AL  
09/09/2013 10:28:26 AM FILED/CERT

**QUIT CLAIM DEED**

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )     **KNOWN ALL MEN BY THESE PRESENTS,**

That for and in consideration of the sum of \$ Ten Dollars and Zero Cents and other good and valuable consideration, in hand paid to the undersigned Grantor, Leady Gilbert, the receipt whereof is hereby acknowledged, I, Leady Gilbert, an unmarried woman, grant, bargain, sell and convey unto Rita Gilbert (herein referred to as Grantee), all of the said Grantor's right, title and interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Unit 103, Building 1, 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 Declaration as recorded in Instrument 20100423000123550, 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 1<sup>st</sup> Plat of The Lofts at Edenton, a condominium, in Map Book 41, page 116 and on the 2<sup>nd</sup> Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, page 121, 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:

Shelby County, AL 09/09/2013  
State of Alabama  
Deed Tax: \$84.50

1. Current taxes.
2. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187 in the Probate Office of Shelby County, Alabama.
3. Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 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 20051024000550540

and in Instrument 20061024000523460, in the Probate Office of Shelby County, Alabama.

5. Easement for grading and sloping maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870, Instrument 20070517000231070, Instrument 20100121000020230, in the Probate Office of Shelby County, Alabama.
7. Easement to BellSouth Telecommunications, Inc. as recorded in Instrument 20070125000038780, Instrument 20100126000024800 and Instrument 20100414000113260, in the Probate Office of Shelby County, Alabama.
8. Declaration of Roadway and Utility Easement as recorded in Instrument 200702160000721720 and 20100218000048660, in the Probate Office of Shelby County, Alabama.
9. Declaration of Reciprocal Drainage Easement as recorded in Instrument 20100218000048670, in the Probate Office of Shelby County, Alabama.
10. Sanity Sewer Easement granted to SWWC Utilities in Instrument 20090126000023550, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company recorded in Instrument 20100415000115200, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991," Ala. Code 35-8A-101, et seq., or set forth in the Declaration of Condominium of The Loft at Eadenton, a condominium recorded in Instrument 20100225000056160 and First Amendment to Declaration of Condominium as recorded in Instrument 20100330000095330 and Second Amendment to Declaration of Condominium as recorded in Instrument 20100423000123550 and in the Bylaws of The Lofts at Eadenton Condominium Association Inc., as set out in the Declaration of Condominium as Exhibit "C," and in the Articles of Incorporation of The Lofts at Eadenton Condominium Association Inc. as recorded in Instrument 20100115000015270, in said Probate Office of Shelby County, Alabama.
13. All other easements, restrictions and reservations of record, if any.

This conveyance is subject to any and all liens in which the Grantee herein agrees to assume and timely pay.

**THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTEE, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF**



20130909000365050 2/4 \$107.50  
Shelby Cnty Judge of Probate, AL  
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**THIS INSTRUMENT.**

TO HAVE AND TO HOLD to said Grantee forever.

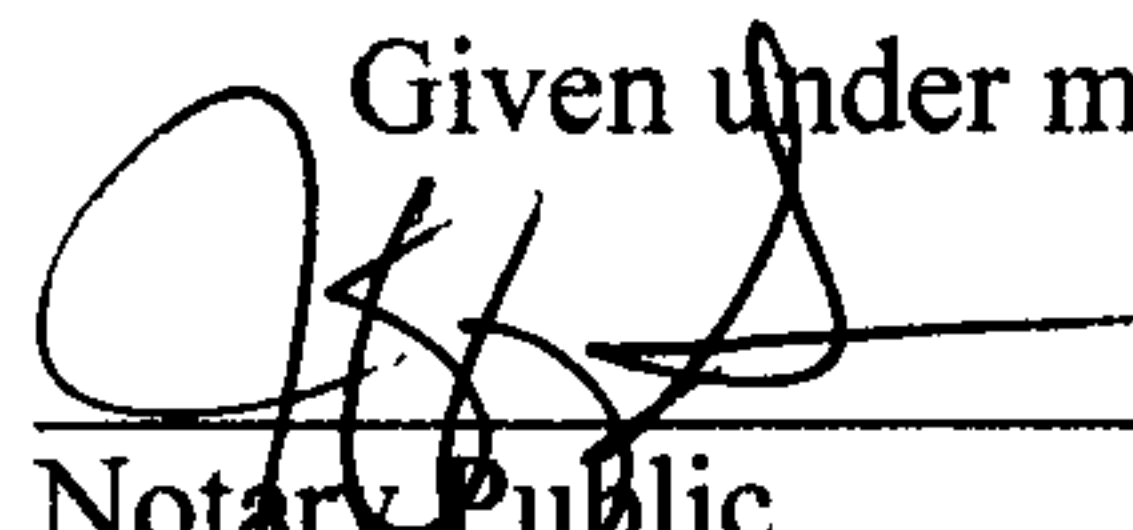
Given under my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2013

*Rita Gilbert*  
LEADY GILBERT


STATE OF ALABAMA )  
                                  )  
JEFFERSON COUNTY )

*Power of attorney for  
Leady Gilbert*

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LEADY GILBERT, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6 day of September, 2013.  
  
\_\_\_\_\_  
Notary Public

My commission expires: 7/19/2017

  
20130909000365050 3/4 \$107.50  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

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

Grantor's Name Lady Gilbert  
Mailing Address 103 Barristers Ct  
Hoover, AL 35242

Grantee's Name Rita Gilbert  
Mailing Address 103 Barristers Ct  
Hoover, AL 35242

Property Address 103 Barristers Ct  
Hoover, AL 35242

Date of Sale 9/6/13  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 169,050 <sup>1/2 =</sup> 84,500

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 Tax office

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 9/9/13

Print Rita Gilbert

Unattested  
[Signature]  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

