

Send tax notice to:
Alina Daryab
602 Barristers Ct. #602
Birmingham, AL 35242-5174

WARRANTY DEED

THE STATE OF ALABAMA,
Shelby COUNTY. }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Julie A. Rodriguez and Peter B. Rodriguez, wife and husband (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Alina Daryab (herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit: **Julie Rodriguez is one and the same person as grantee, Julie A. Ward in Deed executed on April 6, 2011 and recorded in Instrument #20110408000109180.**

Legal Description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) his/her/their heirs and assigns FOREVER.

And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Grantors have hereunto set their hand S and seal S, this 17 day of March 2014.

WITNESS:

[Signature] Kath S. Clancy

[Signature] Kathi Zehme

\$164,835.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Julie A. Rodriguez by MORREALE REAL ESTATE SERVICES LLC by Lynn Menzie
X AS ATTORNEY IN FACT (L.S.)
Julie A. Rodriguez by Morreale Real Estate Services, Inc. by Lynn Menzie, Attorney in Fact

Peter B. Rodriguez by MORREALE REAL ESTATE SERVICES LLC by Lynn Menzie
X AS ATTORNEY IN FACT (L.S.)
Peter B. Rodriguez by Morreale Real Estate Services, Inc. by Lynn Menzie, Attorney in Fact

✓ THE STATE OF ILLINOIS
DUPAGE COUNTY. }

I, the undersigned, Linda Bonk, a Notary Public, in and for said State ILLINOIS, hereby certify that Lynn Menzie, Attorney in Fact for Julie A. Rodriguez and Peter B. Rodriguez, wife and husband whose names 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 this the 17 day of March, 2014.

✓ Linda Bonk
Notary Public

OFFICIAL SEAL
LINDA BONK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/04/14

FOR RECORDING ONLY

MR-BR-10021-07642

This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Ellyn, IL 60137

20140402000094340 1/4 \$27.50
Shelby Cnty Judge of Probate, AL
04/02/2014 02:15:06 PM FILED/CERT

Exhibit "A"
Legal Description

Unit 602, 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 the Sixth Amendment to Declaration of Condominium as recorded in Instrument 20110426000126440; and the Seventh Amendment to Declaration of Condominium as recorded in Instrument 20110902000260780; and the Eighth Amendment to Declaration of Condominium as recorded in Instrument 20120801000279530; and the Ninth Amendment to Declaration of Condominium as recorded in Instrument 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 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".



20140402000094340 2/4 \$27.50
Shelby Cnty Judge of Probate, AL
04/02/2014 02:15:06 PM FILED/CERT

WARRANTY DEED

FROM

Julie A. Rodriguez and Peter B.

Rodriguez

TO

Alina Daryab



20140402000094340 3/4 \$27.50
Shelby Cnty Judge of Probate, AL
04/02/2014 02:15:06 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Julie A. Rodriguez and Peter B. Rodriguez	Grantee's Name	Alina Daryab
Mailing Address	☒ c/o Morreale RE Svcs ☒ 455 Taft Ave. Glen Ellyn, IL 60137	Mailing Address	602 Barristers Ct. #602 Birmingham, AL 35242-5174
Property Address	602 Barristers Court Birmingham, AL 35242	Date of Sale	March 20, 2014
		Total Purchase Price	\$ 167,900.00
		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

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 Settlement Date

Print ☒ Peter Rodriguez

Unattested

Sign ☒ [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140402000094340 4/4 \$27.50
Shelby Cnty Judge of Probate, AL
04/02/2014 02:15:06 PM FILED/CERT

Shelby County, AL 04/02/2014
State of Alabama
Deed Tax: \$3.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW