

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Clifford M. Brogan
1301 Barristers Court
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Sixty Seven Thousand and Nine Hundred Dollars and 00/100 Dollars (\$167,900.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Sara Sawyer a married woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Clifford M. Brogan

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

See "Exhibit A"

\$134,300.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Sara Sawyer the grantor is one and the same as Sara E. Helms, grantee by deed dated 2/28/2012 and recorded in Instrument No. 2012-073860.

Subject property does not constitute the homestead of the grantor nor her spouse.

Subject to: (1) 2014 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, **his** heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this **19th day of May, 2014**.


Sara Sawyer (Seal)
STATE OF ALABAMA
JEFFERSON COUNTY

Shelby County, AL 05/30/2014
State of Alabama
Deed Tax: \$34.00

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Sara Sawyer** 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 **19th day of May, 2014**.



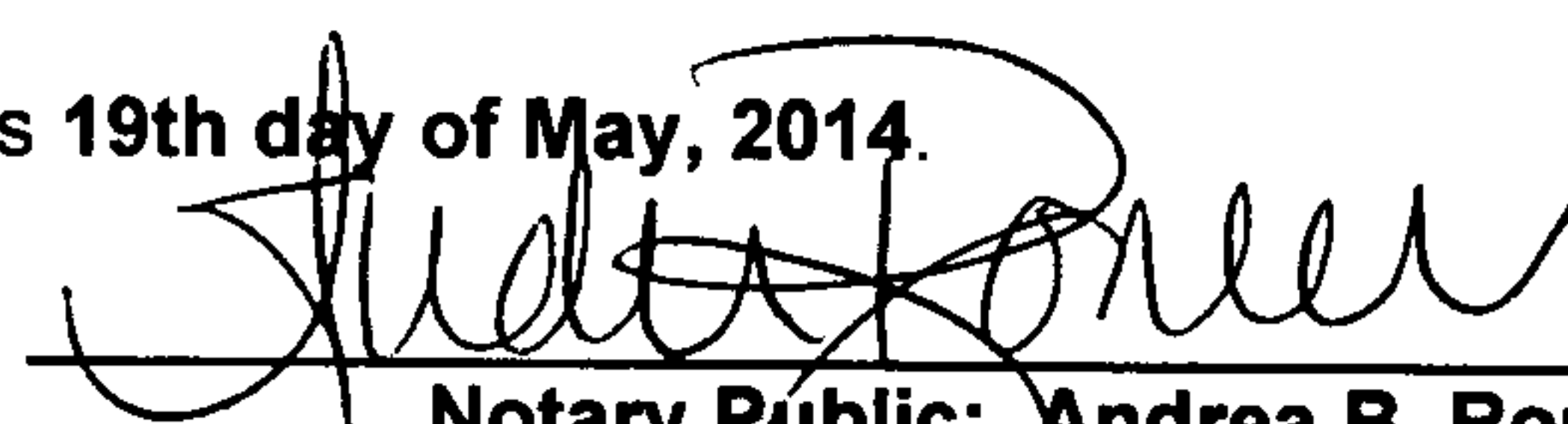


Notary Public: **Andrea B. Romano**
My Commission Expires: **10/2/2017**

EXHIBIT "A"

Unit 1301, Building 13, 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, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20100330000095330, Second Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20100423000123550, Third Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20100616000191940, Fourth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20101015000344930, Fifth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20110304000073710, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded as the Condominium Plat of The Lofts at Edenton a Condominium, in Map Book 41, Page 110, and First Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 41, Page 116, and the 2nd Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 41, Page 121, and the 3rd Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 41, Page 136 and the 4th Amended Plat of The Lofts at Edenton, a condominium as recorded 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, on the 6th Amended Plat of Lofts at Edenton, a condominium in Map Book 42, Page 66, 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 Declaration of Condominium set out in Exhibit "B".


20140530000162710 2/3 \$54.00
Shelby Cnty Judge of Probate, AL
05/30/2014 10:57:58 AM FILED/CERT

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Sara Sawyer**
not specified.

Date of Sale: **May 19th, 2014** Error! Switch argument

Mailing Address: **1301 Barristers Court**
Birmingham, Alabama, 35242

Total Purchase Price: **\$167,900.00**

Or

Actual Value: \$ _____

Property Address: **1301 Barristers Court**
Birmingham, Alabama, 35242

Or

Assessor's Market Value: \$ _____

Grantee Name: **Clifford M. Brogan**

Mailing Address: _____

purchasers city, purchasers state, purchaser zip

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 _____

XX 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 Section 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 Section 40-22-1 (h).

Date: **May 19th, 2014**

Print: Sara Sawyer

____ Unattested

(verified by)

Sign: Sara Sawyer

(Grantor/Grantee/Owner/Agent) circle one

20140530000162710 3/3 \$54.00
Shelby Cnty Judge of Probate, AL
05/30/2014 10:57:58 AM FILED/CERT