

This instrument prepared by:
Christa C. Ketchum
Law Firm of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Donnis Ross
704 Barristers Ct #704
Birmingham, AL 35242

GENERAL WARRANTY DEED



20150127000028010 1/3 \$54.00
Shelby Cnty Judge of Probate, AL
01/27/2015 02:52:37 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seventy Thousand And No/100 Dollars (\$170,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Jeffrey C. Bamberg and Mary Meinert Bamberg, husband and wife**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Donnis Ross** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Thirty-Six Thousand And No/100 Dollars (\$136,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 16, 2015.

Jeffrey C. Bamberg by Mary Meinert Bamberg as Attorney in Fact

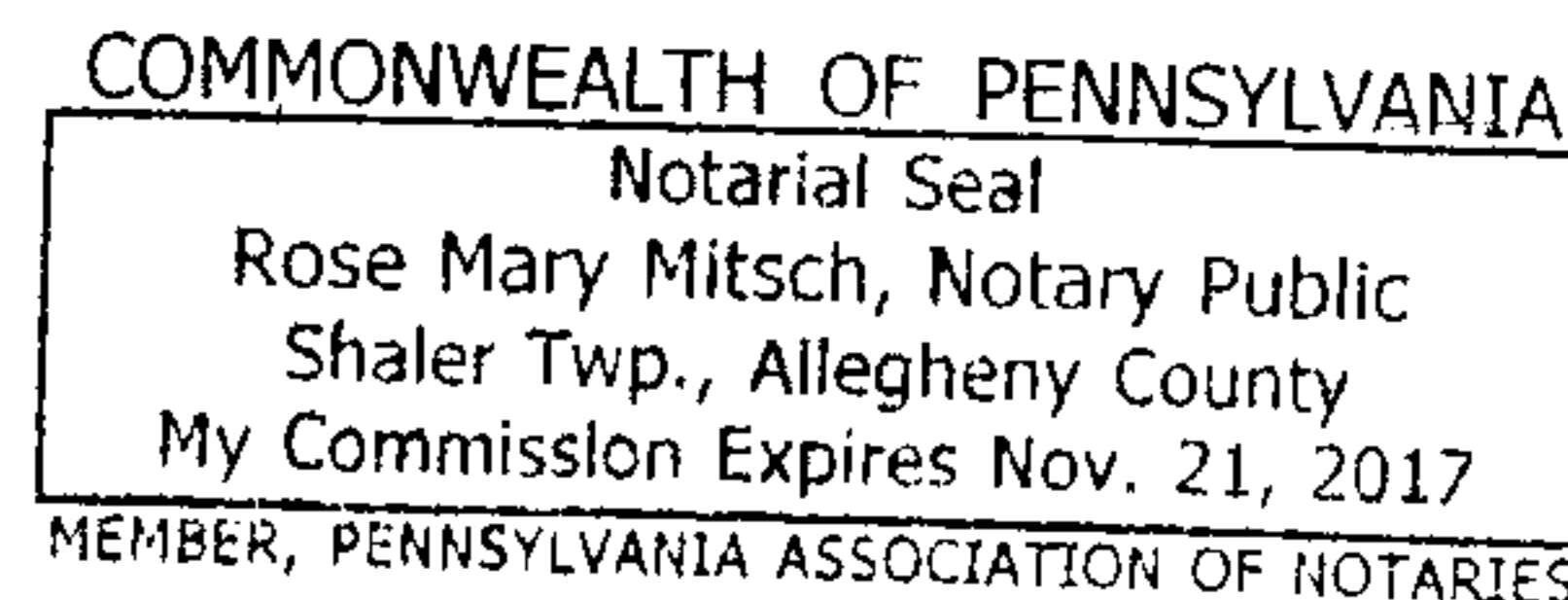
Mary Meinert Bamberg

STATE OF Allegheny Pa
COUNTY Pitt

I, the undersigned, a Notary Public for the State of Pitt, do hereby certify that Mary Meinert Bamberg, whose name individually and as Attorney in Fact for Jeffrey C. Bamberg, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, both individually and in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 16th day of January, 2015.

Notary Public



Shelby County, AL 01/27/2015
State of Alabama
Deed Tax: \$34.00

EXHIBIT "A"

LEGAL DESCRIPTION

Units 704, Building 7, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, recorded in Instrument #20100225000056160, in the Probate Office of Shelby County, Alabama; First Amendment to Declaration recorded in Instrument #20100330000095330; Second Amendment recorded in Instrument #20100423000123550; Third Amendment recorded in Instrument #20100616000191940; Fourth Amendment recorded in Instrument #20101015000344930; Fifth Amendment recorded in Instrument #20110304000073710 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, recorded in Map Book 41, Page 116; 2nd Amended Plat recorded in Map Book 41, Page 121; 3rd Amended Plat recorded in Map Book 41, page 136; 4th Amended Plat recorded in Map Book 42, page 22; 5th Amended Plat recorded in Map Book 42, Page 51; 6th Amended Plat recorded in Map Book 42, page 66; 7th Amended Plat of The Lofts at Edenton, A Condominium, recorded in Map Book 42, pages 102-A through 102-H, and any future amendments thereto, in the Probate Office of Shelby County, Alabama. Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc. as recorded in Instrument #20100115000015270, in the Probate Office 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 as set out in Exhibit "B".



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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	Jeffrey C. Bamberg	Grantee's Name	Donnis Ross
Mailing Address	704 Barristers Ct #704 Birmingham, AL 35242	Mailing Address	14018 9th Place West Lynnwood, AL 98087
Property Address	704 Barristers Ct #704 Birmingham, AL 35242	Date of Sale	January 16, 2015
		Total Purchase Price	\$170,000.00
		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 - Jeffrey C. Bamberg, 704 Barristers Ct #704, Birmingham, AL 35242.

Grantee's name and mailing address - Donnis Ross, 14018 9th Place West, Lynnwood, AL 98087.

Property address - 704 Barristers Ct #704, Birmingham, AL 35242

Date of Sale - January 16, 2015.

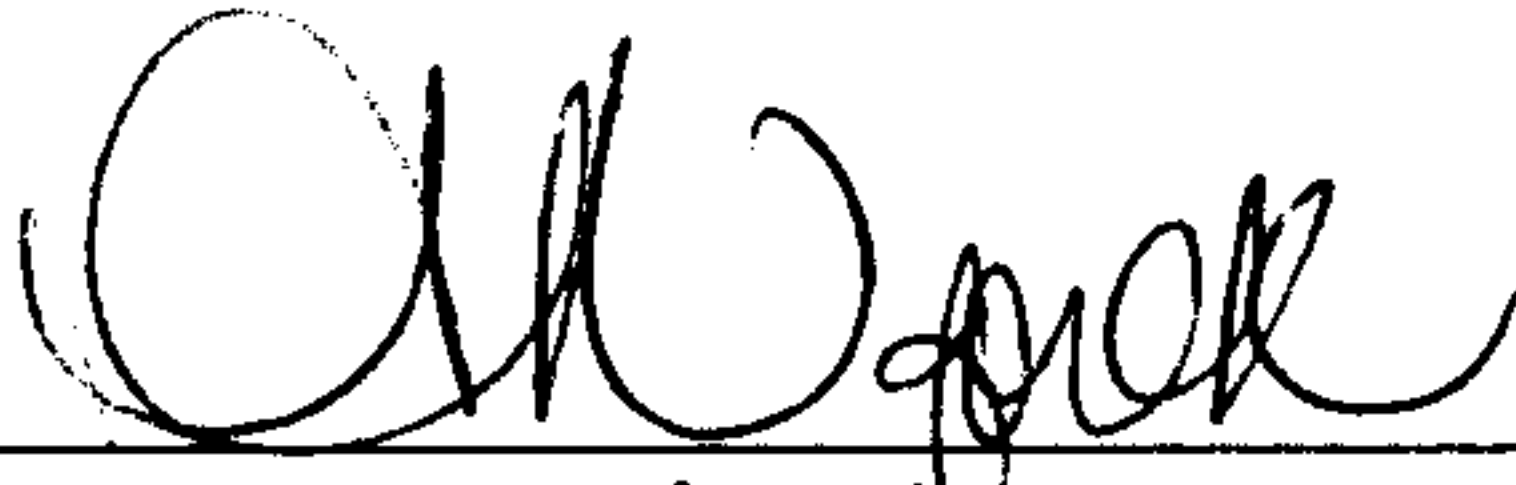
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: January 16, 2015

Sign  _____
Agent

