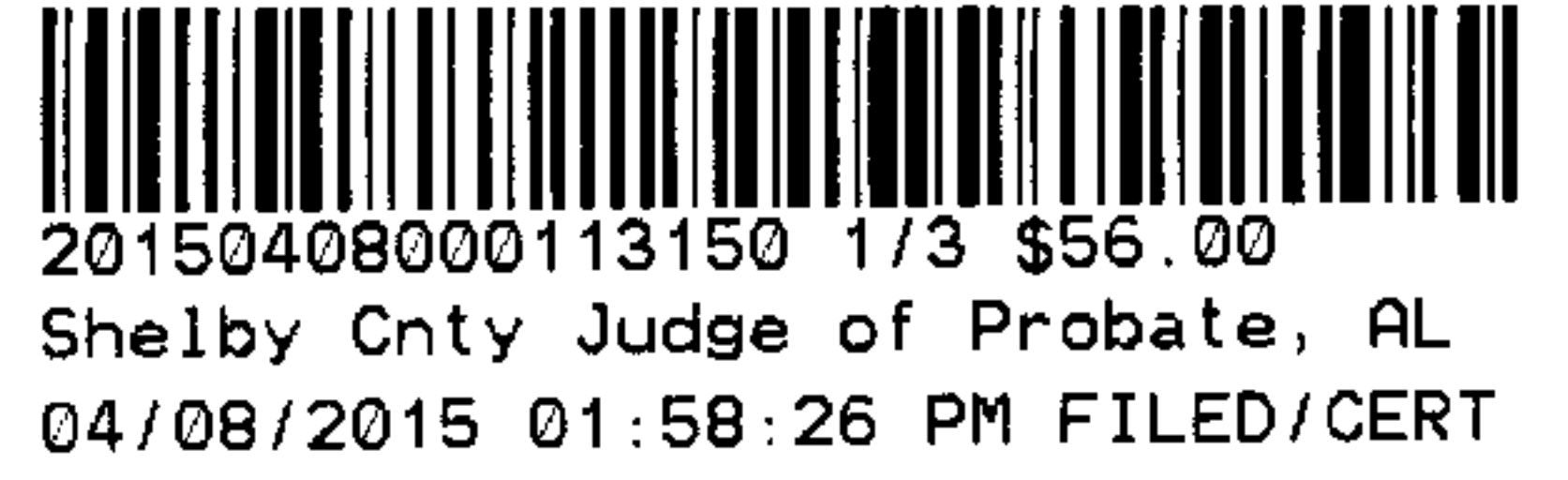


his instrument prepared by:  
R. Timothy Estes, Esq.  
Estes Title and Closings, LLC  
4501 Pine tree Circle  
Vestavia Hills, Alabama 35243

Send Tax Notice To:  
Kristijan Mitrovski  
4000 Belvedere Court  
Birmingham, AL 35242

**WARRANTY DEED**



STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Seventy-Seven Thousand Eight Hundred and 00/100 (\$177,800.00)** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we

**Richard V Mann Jr. and Jessica S. Mann**

(herein referred to as GRANTOR, whether one or more) does 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:

See Exhibit A, attached

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

**\$142,240.00** of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said GRANTEE, their heirs and assigns forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And I/we do for myself and for my/our heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I/we am 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTORS have hereunto set their signatures and seals, this the **16th** day of **March**, 2015.

Shelby County, AL 04/08/2015  
State of Alabama  
Deed Tax: \$36.00

Richard V Mann Jr.

Jessica S. Mann

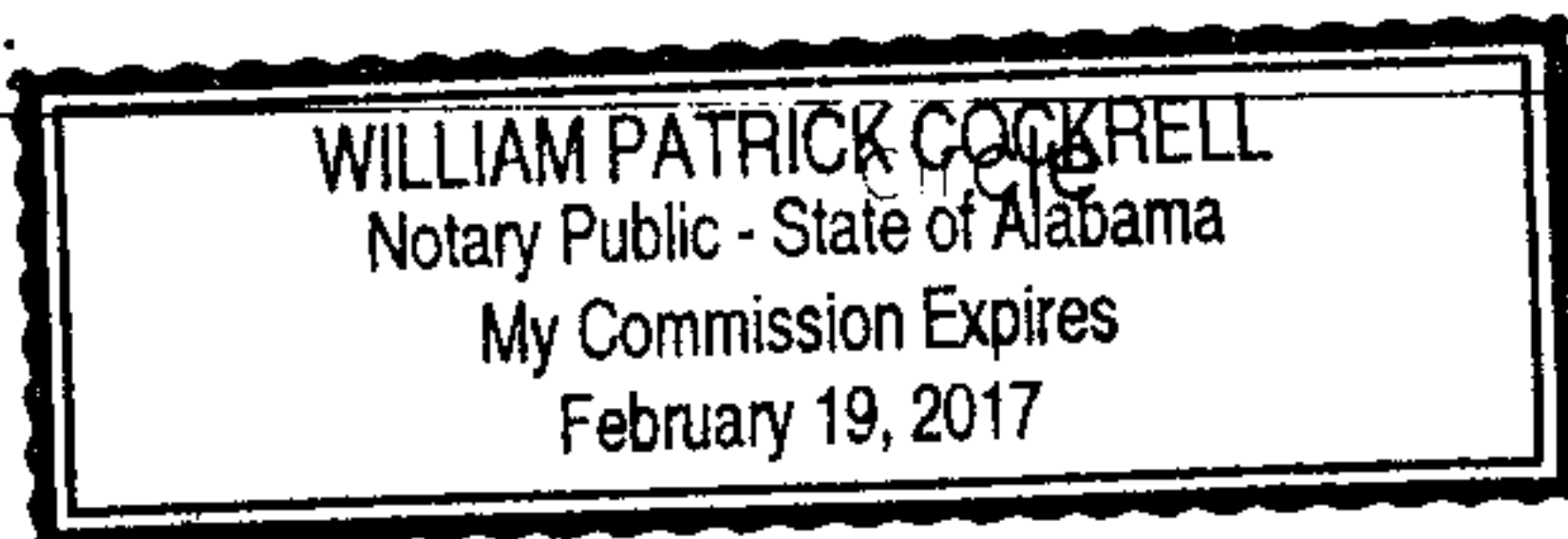
STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard V Mann Jr. and Jessica S. Mann** 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 they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the **16th** day of **March**, 2015

SEAL

Notary Public  
My Commission Expires: \_\_\_\_\_



one

## EXHIBIT A

Unit 1205, Building 12, 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 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 st 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 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".



20150408000113150 2/3 \$56.00  
Shelby Cnty Judge of Probate, AL  
04/08/2015 01:58:26 PM FILED/CERT

