

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Title & Closings, LLC
2188 Parkway Lake Drive
Hoover, Alabama 35244

SEND TAX NOTICE TO:
Alexander P. Romei
1103 Barristers Court #1103
Birmingham, AL 35242

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of the sum of **One Hundred Eighty-One Thousand and 00/100 (\$181,000.00)** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Sarah A. Rainer (being the same as **Sarah A. McNeill**), an unmarried woman

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto

Alexander P. Romei and LouAnn L. Craig

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

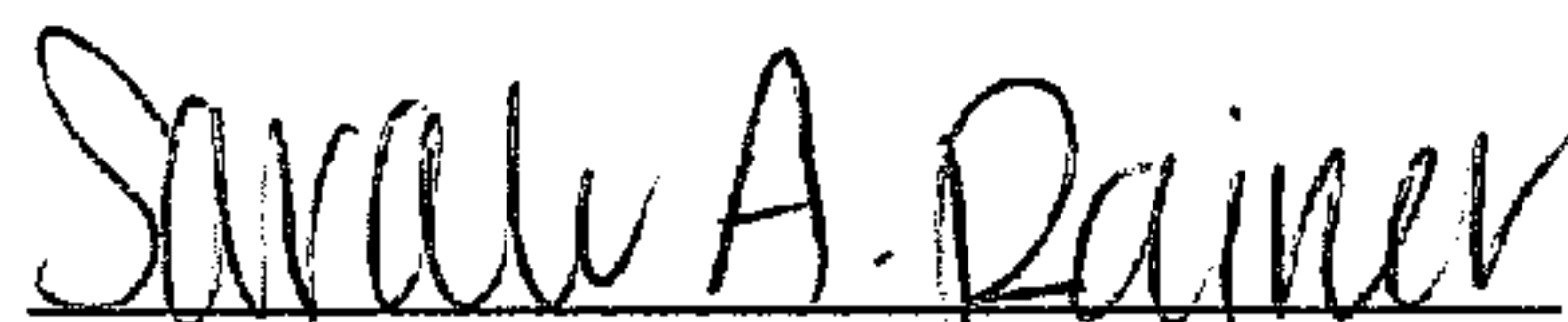
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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

\$177,721.00 of the above purchase price was paid from the proceeds of a mortgage loan. The purchase price of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR have hereunto set their signature and seal, this the 24th day of April, 2015.



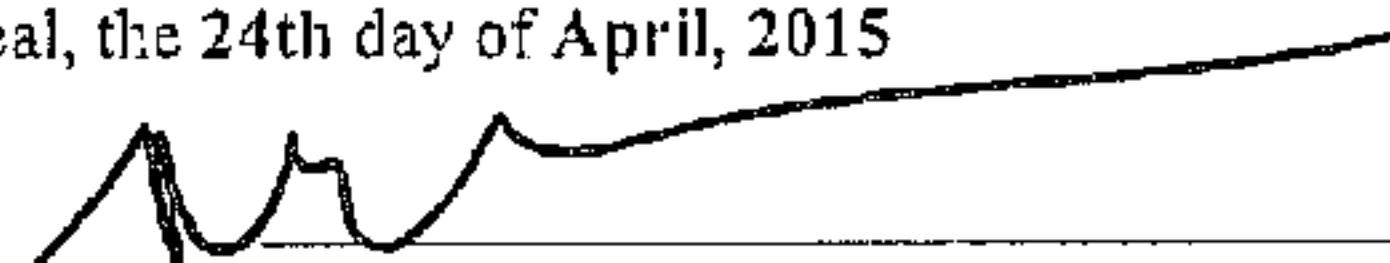
Sarah A. Rainer

STATE OF)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sarah A. Rainer** whose name 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 24th day of April, 2015

SEAL



Notary Public
My Commission Expires: **June 9, 2018**



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EXHIBIT "A" - LEGAL DESCRIPTION

Unit 1103, Building 11, 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, Sixth Amendment to the Declaration as recorded in Instrument 20110426000126440, Seventh Amendment to Declaration as recorded in Instrument 20110902000260780, Eighth Amendment to Declaration as recorded in Instrument 20120801000279530, Ninth Amendment to Declaration 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, 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 in Map Book 42, page 51, on the 6th Amended Plat of Lofts at Edenton, a condominium in Map Book 42, page 66, 7th Amended Plat of the Lofts at Edenton, a Condominium as recorded in Map Book 42, Page 102A thru 102H 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 Seventh Amendment to Declaration of Condominium set out in Exhibit "B".

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name <u>Sarah A. Rainer</u>	Grantee's Name <u>Alexander P. Romel and LouAnn L. Craig</u>
Mailing Address <u>1103 Barristers Court #1103</u> <u>Birmingham, AL 35242</u>	Mailing Address <u>3984 Christopher Drive</u> <u>Vestavia, Alabama 35243</u>
Property Address <u>1103 Barristers Court #1103</u> <u>Birmingham, AL 35242</u>	Date of Sale <u>April 24, 2015</u>
	Total Purchase Price <u>\$181,000.00</u>
	or
	Actual Value \$ <u> </u>
	or
	Assessor's Market Value \$ <u> </u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 April 24, 2015
Unattested

(verified by)

Print

Sign

Sarah A. Rainer
Sarah A. Rainer
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/22/2015 03:12:43 PM
\$23.50 CHERRY
20150522000171360

[Signature]

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