

Document Prepared By:  
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3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
*Amberleigh Johnson*  
*103 Barristers Court*  
*Birmingham AL 35242*

**GENERAL WARRANTY DEED**

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

THAT IN CONSIDERATION OF **One Hundred Seventy-Six Thousand Dollars and NO/100 (\$176,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Rita Gilbert, an unmarried woman**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto **Amberleigh Johnson**, (herein referred to as **Grantees** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

**Unit 103, Building 1, 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 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 3rd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41 page 136; and 4th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, page 22; and 5th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, page 51; and 6th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, page 66 and 7th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, page 102; 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".**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 167,200.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, her heirs, successors and assigns forever.

And I do for myself, my heirs and assigns, covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set her hand and seal, this 12<sup>th</sup> day of June, 2015.

Rita Gilbert  
Rita Gilbert

**Notary Acknowledgment**

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Rita Gilbert**, whose name is signed to the foregoing deed 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 the 12<sup>th</sup> day of June, 2015.

Notary Seal

[Signature]  
Notary Public  
My commission expires:



**Real Estate Sales Validation Form**

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

Grantor's Name x Rita Gilbert Grantee's Name Amberleigh Johnson  
 Mailing Address 103 Barristers Ct Mailing Address 103 Barristers Ct  
Birmingham AL 35242 Birmingham AL 35242

Property Address x 103 Barristers Court Date of Sale 6/12/15  
Birmingham AL 35242 Total Purchase Price \$ 176,000.00  
 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 - 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 6/12/15 Print Jeff Morris  
 \_\_\_\_\_ Sign \_\_\_\_\_  
 Unattested (verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/16/2015 09:44:52 AM  
 \$29.00 CHERRY  
 20150616000200770



Form RT-1