

WARRANTY DEED

20150724000252710 1/3 \$52.50
Shelby Cnty Judge of Probate, AL
07/24/2015 02:20:43 PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Forty-Seven Thousand Five Hundred and 00/100 (\$147,500.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **TRAVIS GRANT BERRY, A MARRIED INDIVIDUAL, JIMMY LEE WHATLEY, A MARRIED INDIVIDUAL and WILLIAM MICHAEL GRIFFIN, A MARRIED INDIVIDUAL**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **MY PLACE RENTALS, LLC**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

UNIT 1222, BUILDING 12, IN EDENTON OFFICE CONDOMINIUM, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 20070410000163990, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ANY AMENDMENTS THERETO, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "C" THERETO, AND AS RECORDED IN THE CONDOMINIUM PLAT OF EDENTON OFFICE CONDOMINIUM, IN MAP BOOK 38, PAGE 74, AND ANY FUTURE AMENDMENTS THERETO, ARTICLES OF INCORPORATION OF EDENTON OFFICE CONDOMINIUM ASSOCIATION AS RECORDED IN INSTRUMENT 20070410000163970, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF EDENTON OFFICE CONDOMINIUM ASSOCIATION, INC., ARE ATTACHED AS EXHIBIT "B" THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, BY SAID DECLARATION OF CONDOMINIUM SET OUT IN EXHIBIT "D".

\$115,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 10th day of July, 2015.

Shelby County, AL 07/24/2015
State of Alabama
Deed Tax: \$32.50

TRAVIS GRANT BERRY

JIMMY LEE WHATLEY

WILLIAM MICHAEL GRIFFIN

BY: TRAVIS GRANT BERRY
TRAVIS GRANT BERRY, ATTORNEY-IN-FACT

STATE OF ALABAMA
JEFFERSON COUNTY

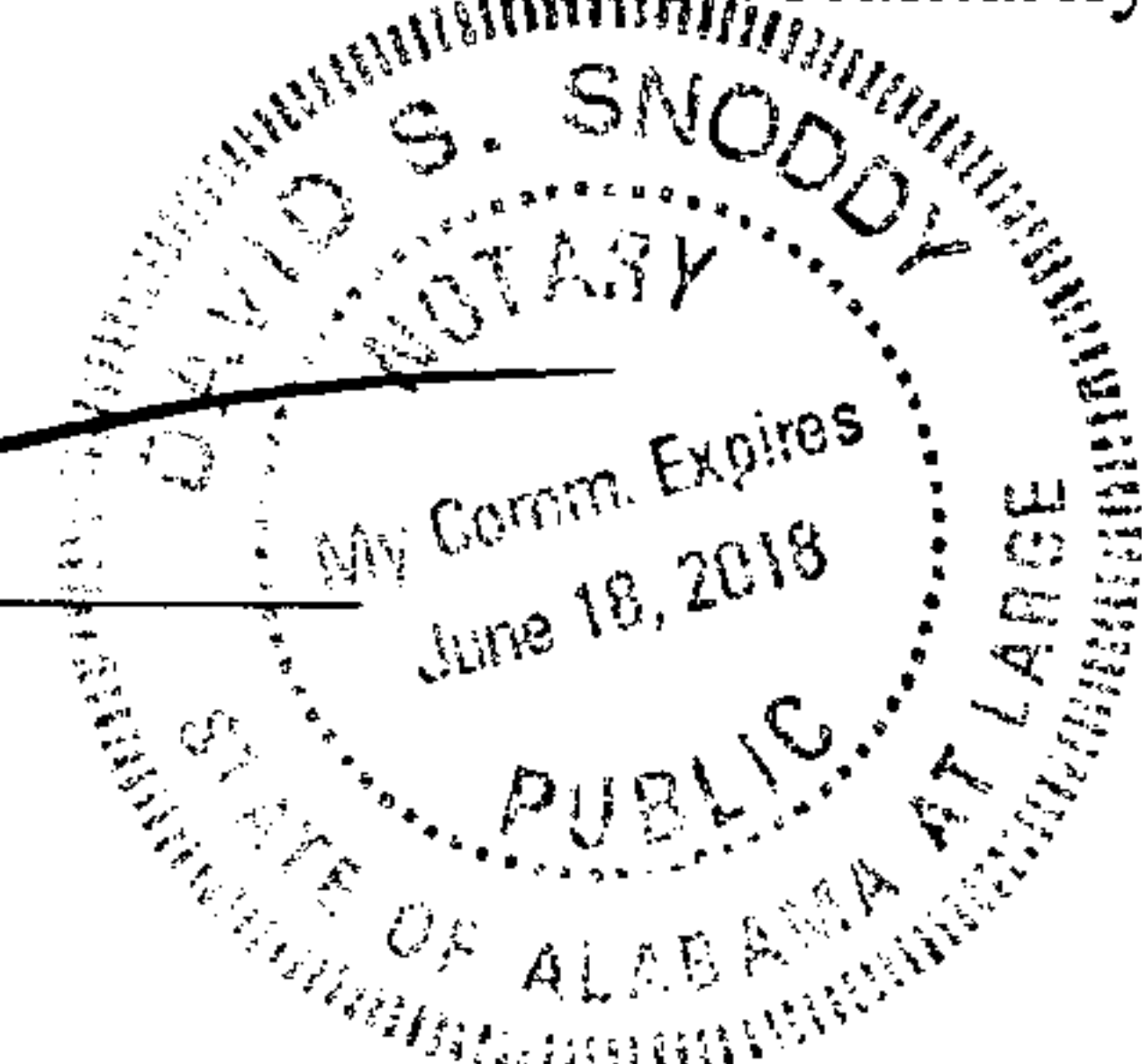
I, the undersigned, a Notary Public in and for said County and State hereby certify that TRAVIS GRANT BERRY, JIMMY LEE WHATLEY and WILLIAM MICHAEL GRIFFIN, BY TRAVIS GRANT BERRY, ATTORNEY-IN-FACT whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, TRAVIS GRANT BERRY, INDIVIDUALLY, JIMMY LEE WHATLEY AND WILLIAM MICHAEL GRIFFIN, BY TRAVIS GRANT BERRY, ATTORNEY-IN-FACT AND WITH FULL AUTHORITY executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 10th day of July, 2015

My Commission Exp:


Notary Public

SLF 15-234



THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
MY PLACE RENTALS, LLC
1222 EDENTON STREET
BIRMINGHAM, AL 35242


20150724000252710 2/3 \$52.50
Shelby Cnty Judge of Probate, AL
07/24/2015 02:20:43 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	TRAVIS GRANT BERRY	Grantee's Name	MY PLACE RENTALS, LLC
Mailing Address:	4938 Reynolds Ln Vestavia, AL 35242	Mailing Address:	1222 EDENTON STREET BIRMINGHAM, AL 35242
Property Address	1222 EDENTON STREET BIRMINGHAM, AL 35242	Date of Sale	July 10, 2015
		Total Purchaser Price	\$147500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" 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.

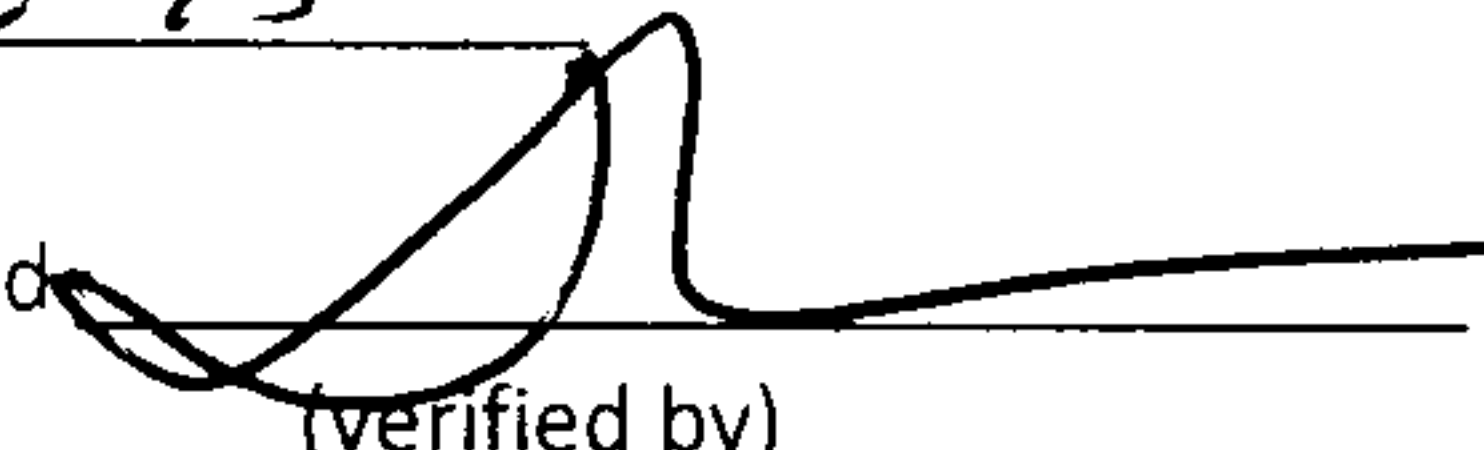
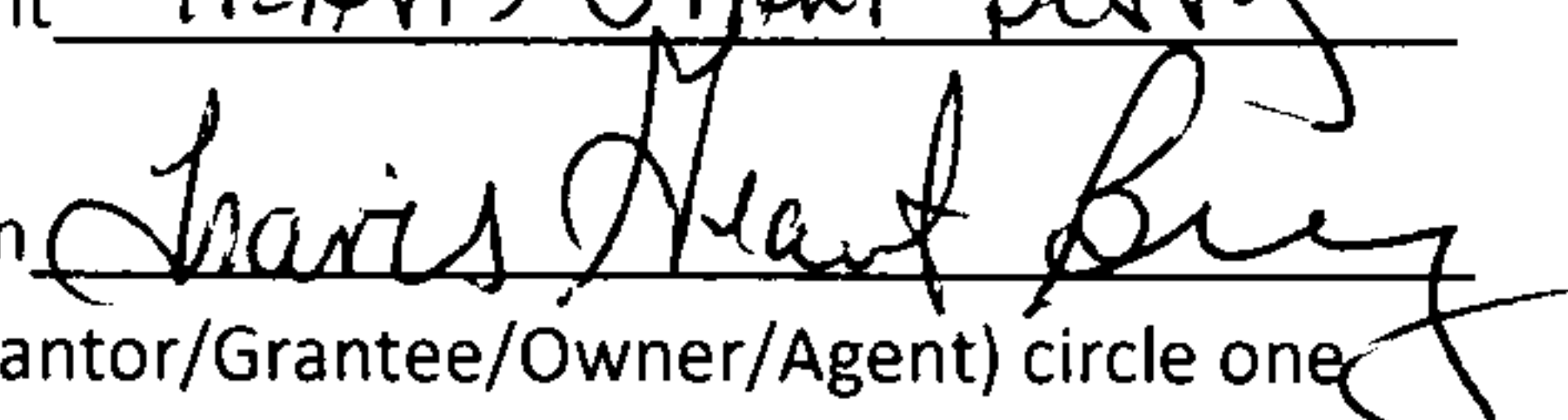
Date of Sale – the date of which interest to the property was conveyed.

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 Sec. 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 Sec. 40-22-1 (h).

Date	7-10-15	Print	TRAVIS GRANT BERRY
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

