

This Instrument was Prepared by:

Send Tax Notice To: John Alexander  
1304 Barristers Ct  
Birmingham, AL 35242

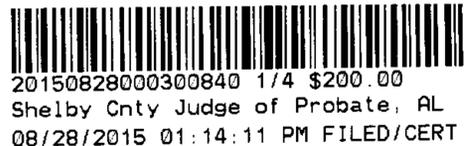
Shannon E. Price, Esq.  
P.O. Box 19144  
Birmingham, AL 35219

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County



That in consideration of the sum of **One Hundred Seventy Seven Thousand Dollars and No Cents (\$177,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Brian Joseph Huckestein and Casey Brannon Huckestein, husband and wife, whose mailing address is 1304 Barristers Ct, Birmingham, AL 35242** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Alexander, whose mailing address is 1304 Barristers Ct, Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1304 Barristers Court, Birmingham, AL 35242**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 187, in the Probate Office of Shelby County, Alabama.

Roadway Easement Agreement as recorded in Instrument 20051024000550530 and Instrument 20061024000523450, in the Probate Office of Shelby County, Alabama.

Restrictive Use Agreement between JRC Lakeside Limited Partnership and Cahaba Beach Investments, LLC as recorded in Instrument 20051024000550540 and in Instrument 20061024000523460, in the Probate Office of Shelby County, Alabama.

Easement fro grading and slope maintenance recorded in Instrument 20060817000404390 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Instrument 20061212000601050, Instrument 20061212000601060, Instrument 20060828000422250, Instrument 20061212000601460, Instrument 20070517000230870, Instrument 20070517000231070, Instrument 20100121000020230 and Instrument 20110113000012980, in the Probate Office of Shelby County, Alabama.

Easement to BellSouth Telecommunications Inc. as recorded in Instrument 20070125000038780, Instrument 20100126000024800 and Instrument 20100414000113260, in the Probate Office of Shelby County, Alabama.

Declaration of Roadway and Utility Easement as recorded in Instrument 200702160000721720 and 20100218000048660, in the Probate Office of Shelby County, Alabama.

Declaration of Reciprocal Drainage Easement as recorded in Instrument 20100218000048670, in the Probate Office of Shelby County, Alabama.

Sanitary Sewer Easement granted to SWWC Utilites in Instrument 20090126000023550, in the Office of the Judge of Probate of Shelby County, Alabama.

Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company recorded in Instrument 20100415000115200, in the Office of the Judge of Probate of Shelby County, Alabama.

Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991", Ala.

Shelby County, AL 08/28/2015  
State of Alabama  
Deed Tax: \$177.00



**EXHIBIT "A" - LEGAL DESCRIPTION**

Unit 1304, Building 13, 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".



20150828000300840 3/4 \$200.00  
Shelby Cnty Judge of Probate, AL  
08/28/2015 01:14:11 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 Brian Joseph Huckestein  
Casey Brannon Huckestein  
Mailing Address 1304 Barristers Ct  
Birmingham, AL 35242  
Property Address 1304 Barristers Court  
Birmingham, AL 35242

Grantee's Name John Alexander  
Mailing Address 1304 Barristers Ct  
Birmingham, AL 35242

Date of Sale August 27, 2015  
Total Purchase Price \$177,000.00

or  
Actual Value \_\_\_\_\_

or  
Assessor's Market Value \_\_\_\_\_



20150828000300840 4/4 \$200.00  
Shelby Cnty Judge of Probate, AL  
08/28/2015 01:14:11 PM FILED/CERT

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  
 Sales Contract  
 Closing Statement  
 Appraisal  
 Other

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 of 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 August 25, 2015

Print Brian Joseph Huckestein

Unattested  
\_\_\_\_\_  
(verified by)

Sign [Signature]  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one