



20160719000251550 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
07/19/2016 10:48:28 AM FILED/CERT

Send tax notice to:
KEVIN L. WYATT and MARGARET RUSSELL
901 BARRISTER COURT
BIRMINGHAM, AL 35242-5168

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Eighty-Three Thousand Eight Hundred and 00/100 (\$183,800.00)** and other valuable considerations to the undersigned GRANTOR(S), **CONNIE P. MILLS, AN UNMARRIED INDIVIDUAL and JENNIFER L. MILLS, AN UNMARRIED INDIVIDUAL**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **KEVIN L. WYATT and MARGARET RUSSELL**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

\$178,250.00 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, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 14th day of July, 2016.

CONNIE P. MILLS

JENNIFER L. MILLS

STATE OF ALABAMA
COUNTY OF JEFFERSON

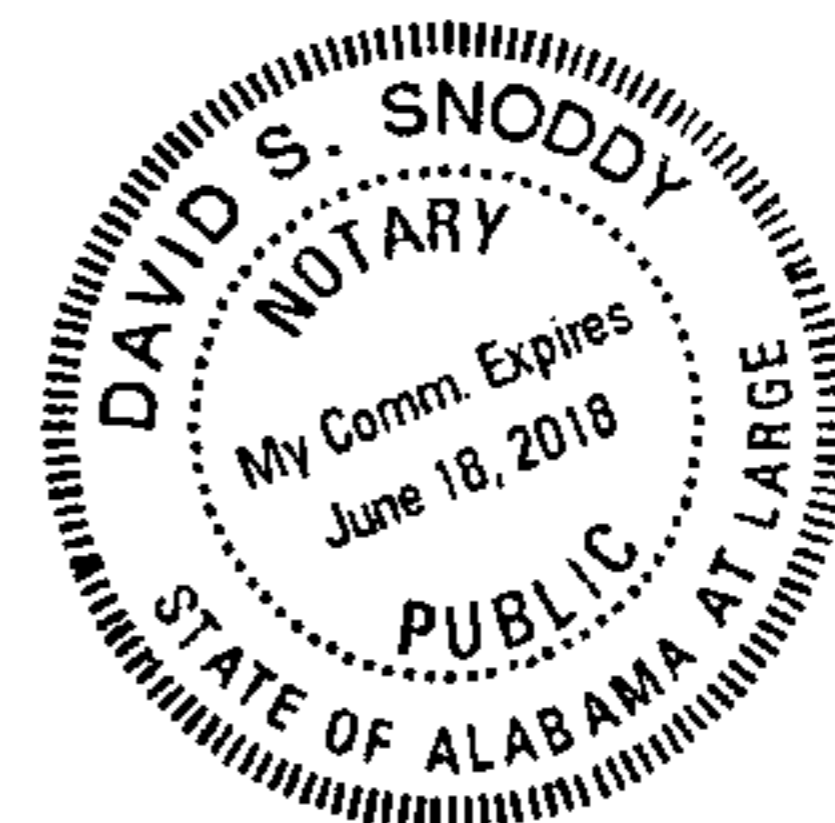
I, the undersigned, a Notary Public in and for said State and County, hereby certify that **CONNIE P. MILLS and JENNIFER L. MILLS** is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2016

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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



Shelby County, AL 07/19/2016
State of Alabama
Deed Tax: \$6.00

EXHIBIT "A"

Unit 901, Building 9, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20100225000056160, in the Probate Office of Shelby County, Alabama, and First Amendment to Declaration as recorded in Instrument No. 20100330000095330, and the Second Amendment to the Declaration as recorded in Instrument No. 20100423000123550, and the Third Amendment to the Declaration as recorded in Instrument No. 20100616000191940, and the Fourth Amendment to the Declaration as recorded in Instrument No. 20101015000344930, and the Fifth Amendment to the Declaration as recorded in Instrument No. 20110304000073710, and the Sixth Amendment to the Declaration as recorded in Instrument No. 20110426000126440 and the Seventh Amendment to the Declaration as recorded in Instrument No. 20110902000260780, and the Eighth Amendment to the Declaration dated December 20, 2011 and recorded in Instrument No. 20120801000279530, and the Ninth Amendment to the Declaration as recorded in Instrument No. 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 the 2nd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 121, and the 3rd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 136, and the 4th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 22, and the 5th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 51, and the 6th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 66 and the 7th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 102, and any future amendments thereto, and along with the Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc. as recorded in Instrument No. No. 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".



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Real Estate Sales Validation Form

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

Grantor's Name CONNIE P. MILLS
Mailing Address: 2441 Oneal Way
Birmingham, AL 35244

Grantee's Name KEVIN L. WYATT
Mailing Address: 901 BARRISTER COURT
BIRMINGHAM, AL 35242-5168

Property Address 901 BARRISTER COURT
BIRMINGHAM, AL 35242-5168

Date of Sale: July 14, 2016
Total Purchaser Price \$183800.00

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
- 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 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 7/14/16
Unattested _____
(verified by)

Print Jennifer L. Mills
Sign _____
(Grantor/Grantee/Owner/Agent) circle one

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