

STATE OF ALABAMA )

COUNTY OF SHELBY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT LORI KILPATRICK, who acquired title as LORI MCGILL, an unmarried woman (herein, "Grantor"), whose address is 6888 Big Sky Drive, Flowery Branch, GA 30542, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to PORTOBELLO PROPERTIES, LLC, a Georgia limited liability company (herein, "Grantee"), whose address is 6888 Big Sky Drive, Flowery Branch, GA 30542, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 829 Portobello Road, Birmingham, AL 35242

SOURCE OF TITLE: Instrument Number 20101124000394590

PROPERTY ID: 20070420000184480

REAL PROPERTY TAX: \$1,051.96 due and payable by December 31<sup>st</sup> of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 2 day of August, 2016.

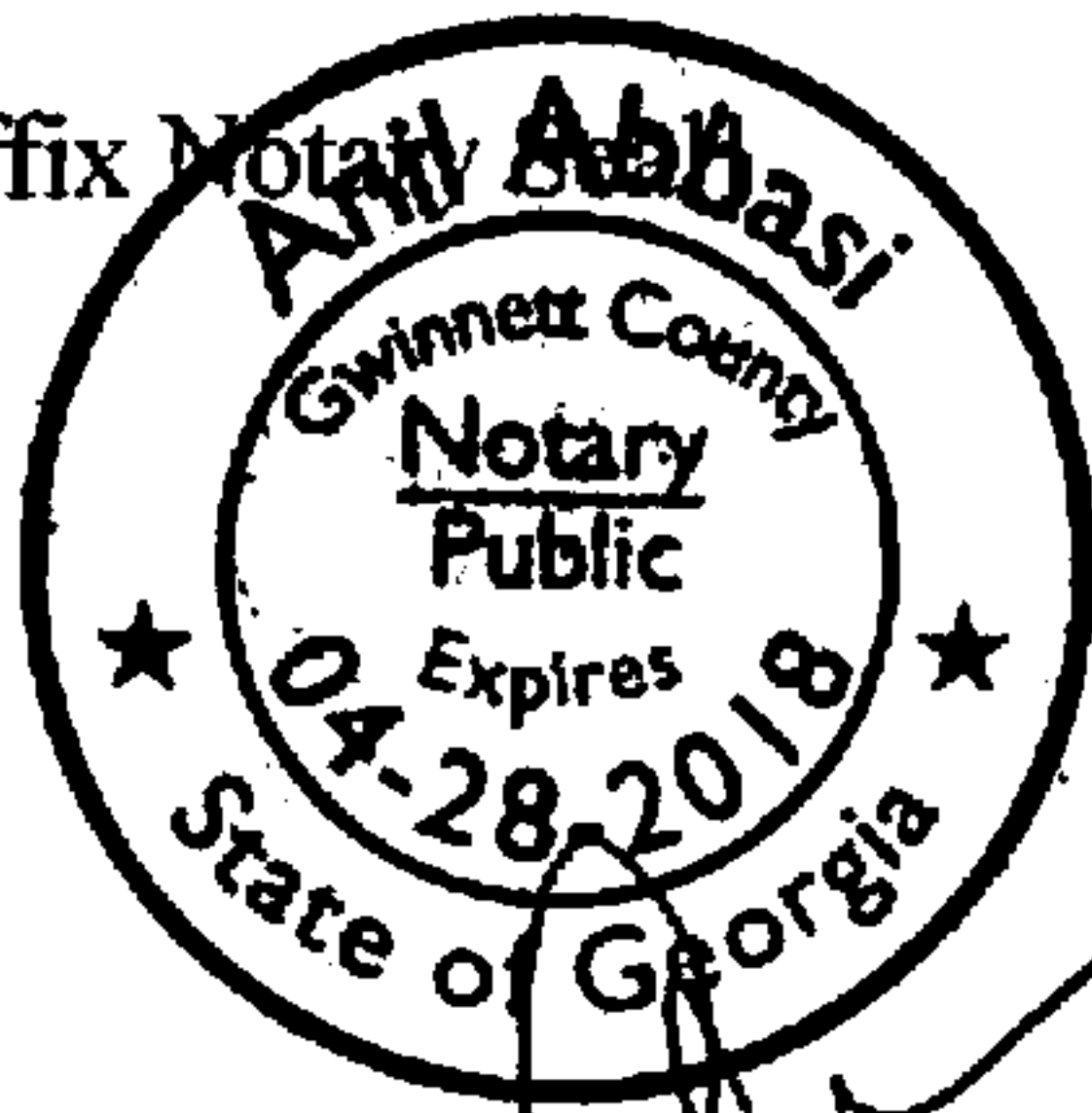
Lori Kilpatrick (SEAL)  
Lori Kilpatrick, who acquired title as Lori McGill

STATE OF GEORGIA  
COUNTY OF Gwinnett

I, ANIL ARBASI, the undersigned Notary Public in and for said State and County, hereby certify that Lori Kilpatrick, who acquired title as Lori McGill, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of AUGUST, 20 16.

[Affix Notary Seal]



Anil Arbas

SIGNATURE OF NOTARY PUBLIC

My commission expires: 4/28/18

This instrument was prepared by:

DANIELLE D. HINES, ESQ.  
C/O U.S. DEEDS, P.A.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

When recorded, please mail to:

NANCY SWINDLER  
RILEY LAW FIRM  
6340 SUGARLOAF PARKWAY, STE 200  
DULUTH, GA 30097

The Grantee's address is:

PORTOBELLO PROPERTIES, LLC  
6888 BIG SKY DRIVE  
FLOWERY BRANCH, GA 30542

**EXHIBIT A**

[Legal Description]

Unit 29, Building 8, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, 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 as the Condominium Plat of Edenton a Condominium, in Map Book 38, page 77, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners 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". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama..

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*



# Real Estate Sales Validation Form

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

Grantor's Name Lori Kilpatrick  
Mailing Address 6888 Big Sky Drive  
Flowery Branch, GA 30542

Grantee's Name Portobello Properties, LLC  
Mailing Address 6888 Big Sky Drive  
Flowery Branch, GA 30542

Property Address 829 Portobello Road  
Birmingham, AL 35242

Date of Sale 11/19/10  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

20160831000316190 08/31/2016 01:03:36 PM DEEDS 4/4 or  
Assessor's Market Value \$ 248,400.00

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 Shelby County Property Appraiser  
☐ 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 8/2/16

Print Lori Kilpatrick

Sign Lori Kilpatrick  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/31/2016 01:03:36 PM  
\$272.50 CHERRY  
20160831000316190

*[Signature]*