

CORPORATION FORM WARRANTY DEED DEEDS 1/3

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Kristijan Mitrovski and
508 Barristers Court
Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Eighty-Eight Thousand Seven Hundred Seventy and no/100 Dollars (\$188,770.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **LJ WHITE INVESTMENTS, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **KRISTIJAN MITROVSKI**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

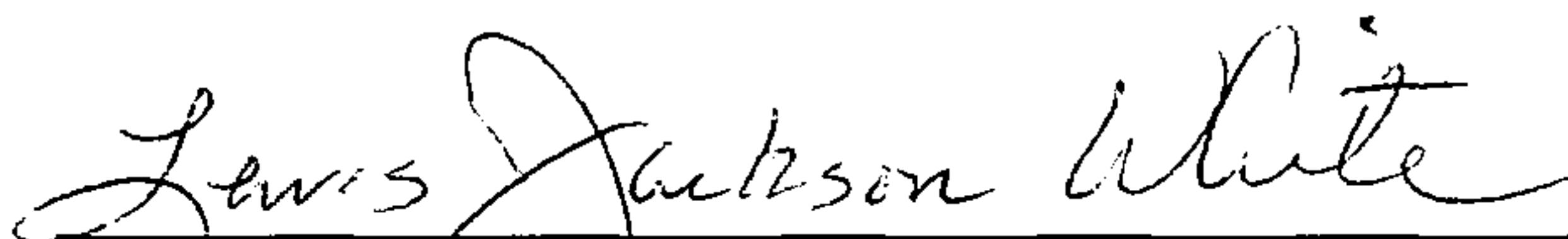
\$141,577.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization/Incorporation and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Lewis Jackson White**, its **Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 30th day of May, 2018.

LJ White Investments, LLC


BY: **Lewis Jackson White**
ITS: **Member**

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **Lewis Jackson White**, whose name as **Member of LJ White Investments, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of May, 2018.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

Unit 508, Building 5, 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 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, and on the 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, a condominium, in Map Book 42, Page 51, on the 6th Amended Plat of Lofts at Edenton, a condominium in Map Book 42, Page 66, and any future amendments thereto, in the Probate Office of Shelby County, Alabama, 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 Fifth Amendment to Declaration of Condominium set out in Exhibit "B".

PARCEL NO.: 03-9-31-0-993-061.000

Real Estate Sales Validation Form

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

Grantor's Name LJ White Investments LLC
Mailing Address 3213 Brook Highland Trace
Birmingham, AL 35242

Grantee's Name KRISTI JAN MITROVSKI
Mailing Address 508 Barristers Court
Birmingham, AL 35242

Property Address 508 Barristers Court
Birmingham, AL 35242

Date of Sale May 30, 2018
Total Purchase Price \$ 188,770.00
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
X Sales Contract Other
X 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

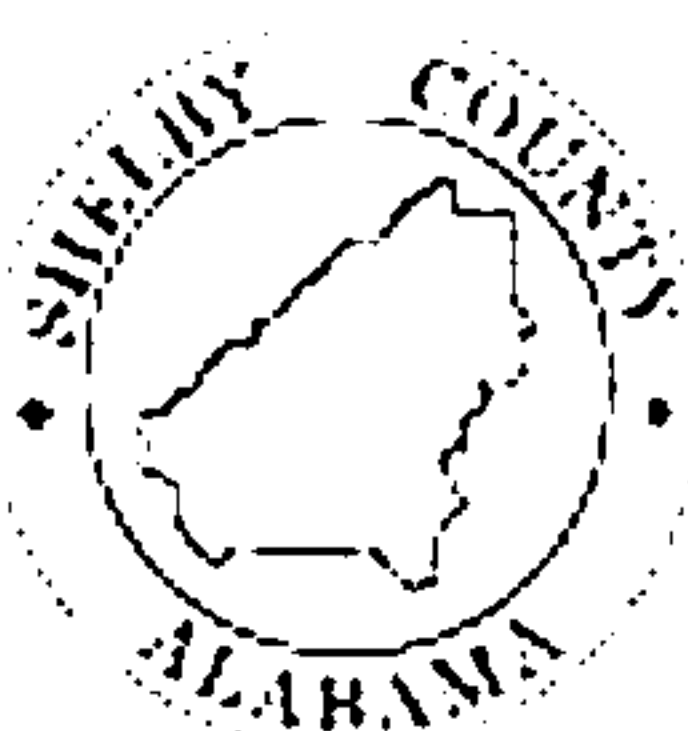
Print B. CHRISTOPHER BATTLES

Unattested (verified by)

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

20180605000197040 06/05/2018 11:57:18 AM DEEDS 3/3

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/05/2018 11:57:18 AM
\$68.50 CHARITY
20180605000197040

Handwritten signature