

This instrument prepared by:
Shannon E. Price, Esq.
PO Box 19144
Birmingham, Alabama 35219

20191007000369110
10/07/2019 03:09:32 PM
DEEDS 1/3

Send Tax Notice To:
Zachary B. McFarland
1310 Barristers Court
Birmingham AL 35242

WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Hundred and Ten Thousand and Five Hundred ~~Thousand~~ and 00/100 Dollars (\$ 210,500 .00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Bess Granger, an unmarried person

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Zachary B. McFarland

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit A

Subject to: All Easements, Restrictions and Rights of Way of record.

\$ 199,975 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

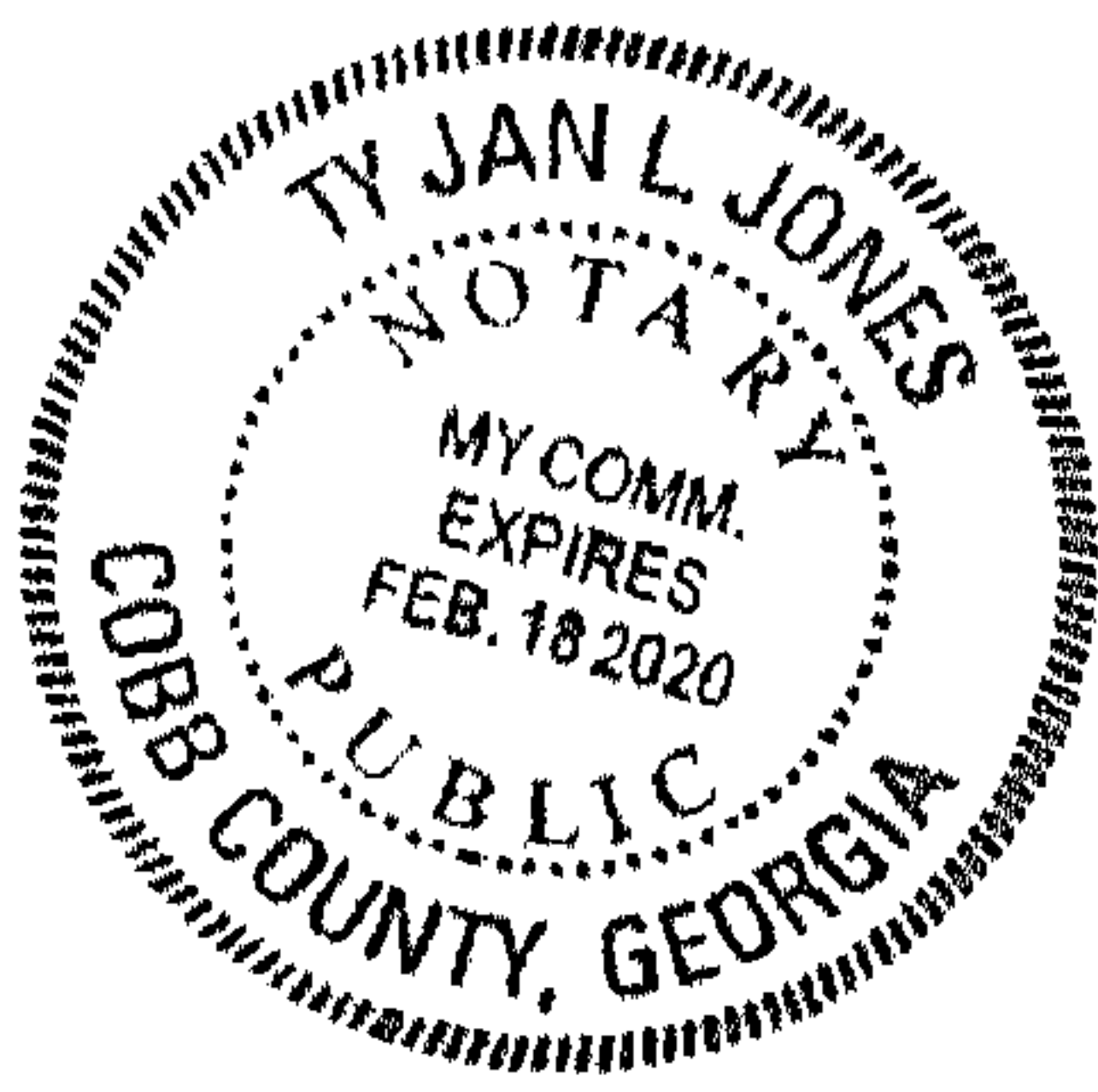
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 5 day of August, 2019.

Bess Granger (Seal)

STATE OF Georgia }
COUNTY OF Cobb }



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bess Granger, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, 2019.

Notary Public, Cobb County, Georgia
My Commission Expires Feb. 18, 2020

Ty Jan L. Jones
Notary Public -

My Commission Expires: Feb. 18, 2020

Legal Description

UNIT 1310, 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 AND ANY AMENDMENTS THERETO, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "0" 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 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, 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, 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, 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 SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM SET OUT IN EXHIBIT "B".

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Lexicon Relocation, LLC

Grantee's Name Zachary B. McFarland

Mailing Address 815 South Main Street
Jacksonville, Florida 32207Mailing Address 1310 Barristers Court
Birmingham, Alabama 35242Property Address 1310 Barristers Court, Birmingham,
Alabama 35242Date of Sale 10/01/2019Total Purchase Price \$210,500.00

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 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 October 1, 2019Print Zachary B. McFarland

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2019 03:09:32 PM
\$39.00 CHERRY
20191007000369110

Allen S. Bayl