

This instrument prepared by:
Courtney Carter
240 Applegate Parkway
Pelham, AL 35124

SEND TAX NOTICE TO:
William Parker
203 Barristers Ct.
Birmingham, AL 35242

GENERAL WARRANTY DEED

20210119000029470

01/19/2021 03:31:31 PM

DEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thirty-Three Thousand And No/100 Dollars (\$233,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Cody Lucas, an unmarried man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto William Parker (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

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

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$226,010.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 15th day of January, 2021.

Cody Lucas
Cody Lucas

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cody Lucas 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 15th day of January, 2021.

Courtney Snow Carter
Notary Public
My commission expires:

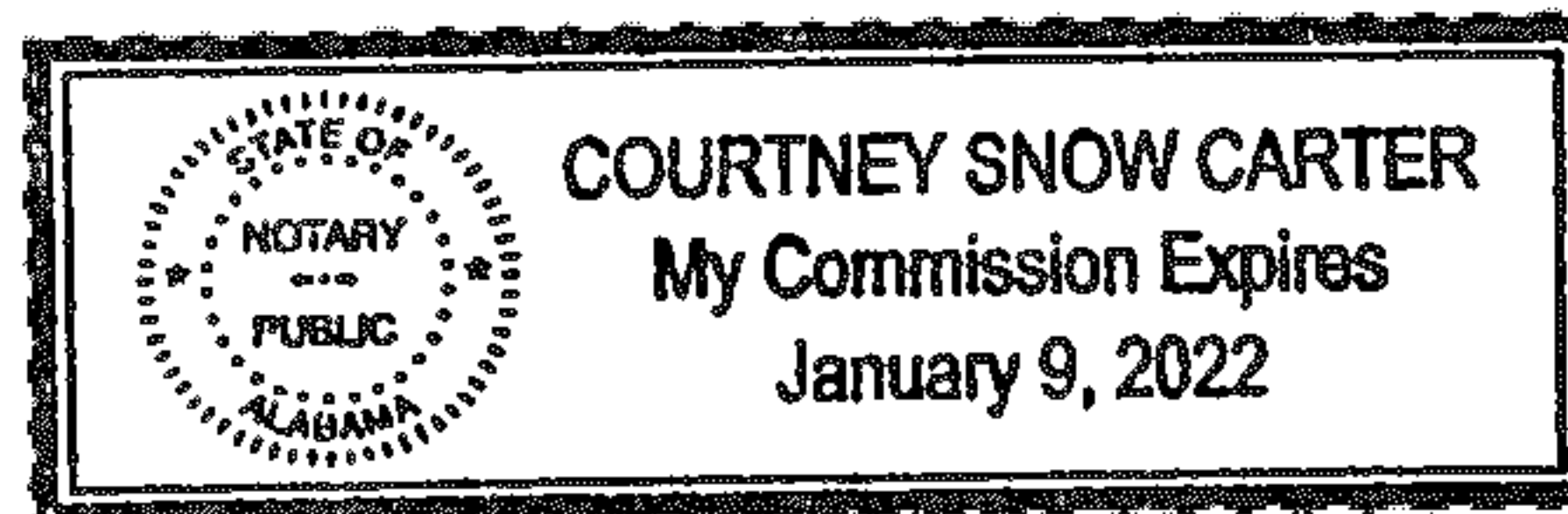


EXHIBIT "A"

Unit 203, Building 2, 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 Second Amendment to the Declaration recorded in Instrument # 20100423000123550, and Third Amendment to Declaration recorded in Instrument # 20100616000191940; and Fourth Amendment to the Declaration recorded in Instrument # 20101015000344930; and Fifth Amendment to Declaration recorded in Instrument # 20110304000073710; and Sixth Amendment to Declaration recorded in Instrument # 20110426000126440; and Seventh Amendment to Declaration recorded in instrument # 20110902000260780; and Eighth Amendment to Declaration recorded in Instrument # 20120801000279530; and Ninth Amendment to Declaration 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 in 1st Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 116; and in 2nd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 121; and in 3rd Amended Plat of the Lofts at Edenton, a condominium, in Map Book 41, Page 136; and in 4th Amended Plat of the Lofts at Edenton, a condominium, in Map Book 42, Page 22; and in 5th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 51; and in 6th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 66; and in 7th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 102; 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, and First Amendment to the By-Laws recorded in Instrument # 20120507000158680, 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".

Real Estate Sales Validation Form

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

Grantor's Name Cody Lucas

Grantee's Name William Parker

Mailing Address 767 Mostellars Lane
Shelby, AL 35144Mailing Address 203 Barristers Ct.
Birmingham, AL 35242Property Address 203 Barristers Ct.
Birmingham, AL 35242

Date of Sale January 15, 2021

Total Purchase Price \$233,000.00

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☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - Cody Lucas, 767 Mostellars Lane, Shelby, AL 35144.

Grantee's name and mailing address - William Parker, 203 Barristers Ct., Birmingham, AL 35242.

Property address - 203 Barristers Ct., Birmingham, AL 35242

Date of Sale - January 15, 2021.

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: January 15, 2021

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/19/2021 03:31:31 PM
 \$38.00 CHERRY
 20210119000029470