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01/24/2022 03:05:04 PM  
DEEDS 1/4

**Prepared By and Return To:**  
Paul Michael Kemp  
Access Title & Closing Group, LLC  
Attn: Paul Kemp  
100 Centerview Drive  
Chambers Bldg \* Ste. 111  
Vestavia Hills, AL 35216  
AL-21-00223-RET

Send Property Tax Notice to:  
Megan Alexandria Williams  
206 Barristers Court  
Birmingham, AL 35242

## GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

**Victoria Upton, a married person**

For and in consideration of the sum of TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS, (\$275,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

**Megan Alexandria Williams**

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

**See Exhibit "A" attached hereto and incorporated herein.**

Source of Title: Warranty Deed from Kristijan Mitrovski to Victoria Upton, dated 1/17/2020 and recorded on 1/23/2020 in Inst.#20200123000029690, Shelby, Alabama Office of the Judge of Probate.

This Deed is being simultaneously recorded with a Purchase Money Mortgage having a face amount of \$270,019.00.

The subject property **is not** the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, 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 taxes hereafter falling due, said Grantor, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused these presents to be executed this 20<sup>th</sup> day of December, 2021.

*Victoria Upton*  
Victoria Upton

STATE OF AL

COUNTY OF Jeff

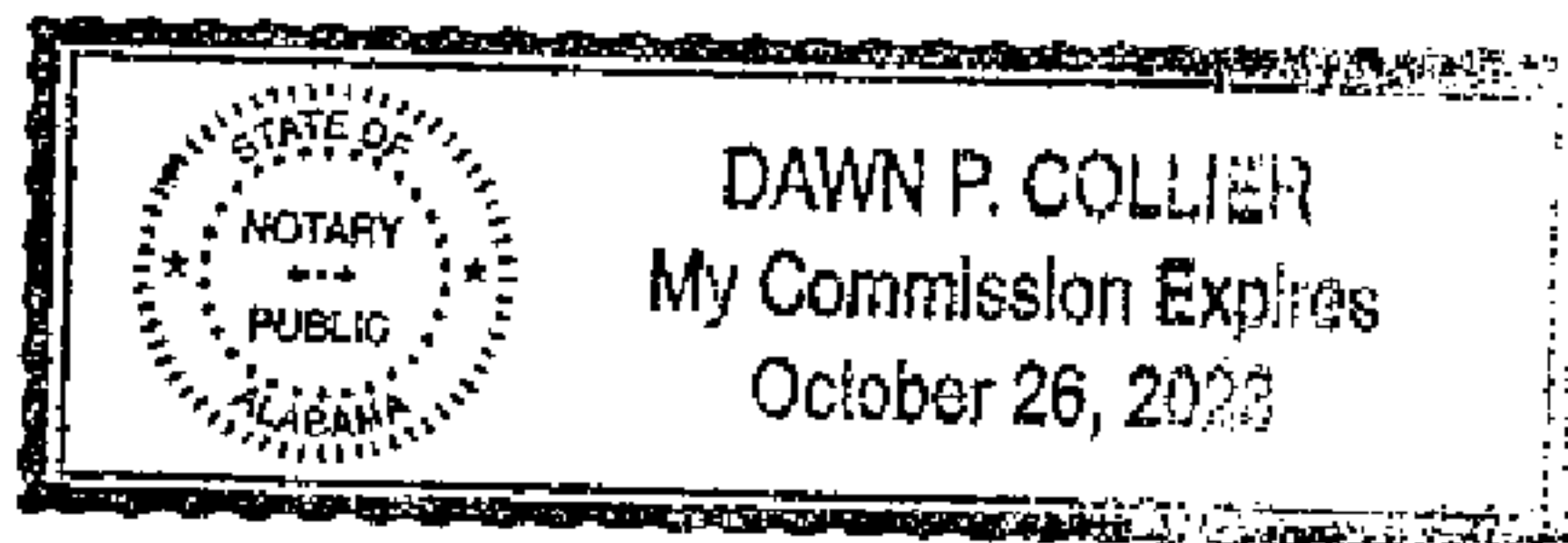
I, Dawn P Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Victoria Upton**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance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

Given under my hand and official seal this 20 day of December 2021.

*D P Collier*

Notary Public  
My Commission Expires: \_\_\_\_\_

[Notary Seal]



**Legal Description**

**Exhibit "A"**

Unit 206, Building 2, in the Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Inst. No. 20100225000056160, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20100330000095330, Second Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20100423000123550, Third Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20100616000191940, Fourth Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20101015000344930, Fifth Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20110304000073710, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded as the Condominium Plat of The Lofts at Edenton a Condominium, in Map Book 41, Page 110, and First Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 41, Page 116, and the 2nd Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 41, Page 121, and the 3rd Amended Plat of The Lofts at Edenton, a condominium as recorded in Map Book 41, Page 136 and the 4th Amended Plat of The Lofts at Edenton, a condominium as recorded 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 The Lofts at Edenton, a condominium, in Map Book 42, Page 66, and on the 7th Amended Plat of the Lofts at Edenton, A Condominium as recorded in Map Book 42, Page 102, and any future amendments thereto, Article of Incorporation of The Lofts at Edenton Condominium Association, Inc. as recorded Inst. 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 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: Victoria Upton  
Mailing Address: 206 Barristers Ct  
Birmingham AL

Grantee's Name: Megan Alexandria Williams  
Mailing Address: 206 Barristers Court  
Birmingham, AL 35242

Property Address:  
206 Barristers Court  
Birmingham, AL 35242

Date of Sale: 12-20-21  
Total Purchase Price: \$275,000.00  
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  
Sales Contract  
X 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 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 is 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: 12-20-21

Print: Access Title & Closing Group LLC

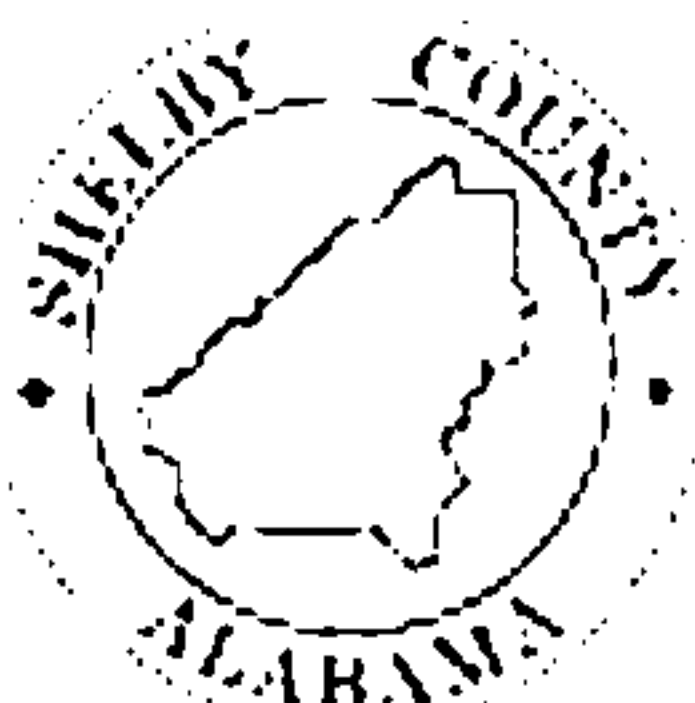
Unattested

Sign: [Signature]  
(Grantor/Grantee/Owner/AGENT) circle one

Verified by:

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/24/2022 03:05:04 PM  
\$36.00 JOANN  
20220124000033420

FORM RT-1



Allen S. Boyd