

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Kristijan Mitrovski
44176 Portobello Road
Birmingham, Alabama 35242

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this July 28, 2023, That for and in consideration of **THREE HUNDRED THOUSAND AND NO/100 (\$300,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **DEANNA PIZITZ, a married person**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **KRISTIJAN MITROVSKI**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Unit 176, Building 44, Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Inst. No. 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080411000148760, 9th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080514000196360, 10th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080814000326660, 11th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20081222000184480, 12th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20090107000004030, 13th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20090415000138180, 14th Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20090722000282160 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, Page 77, 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4 and the 2nd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 79, 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137, 4th Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 40, Page 54, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Inst. No. 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 Inst. No. 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2023 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

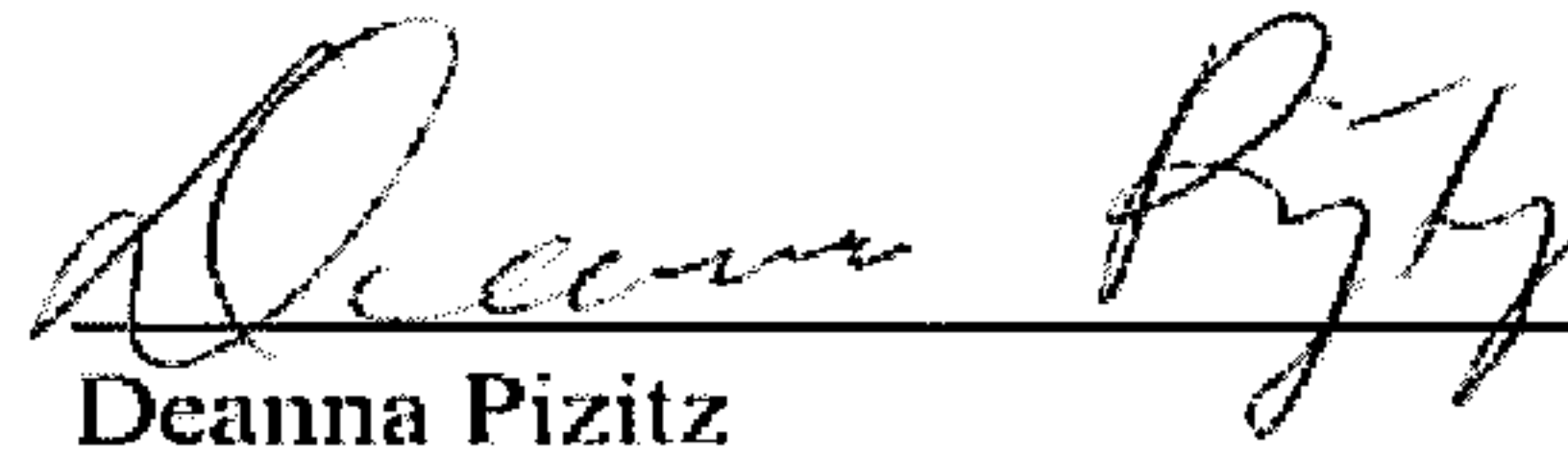
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 28, 2023.

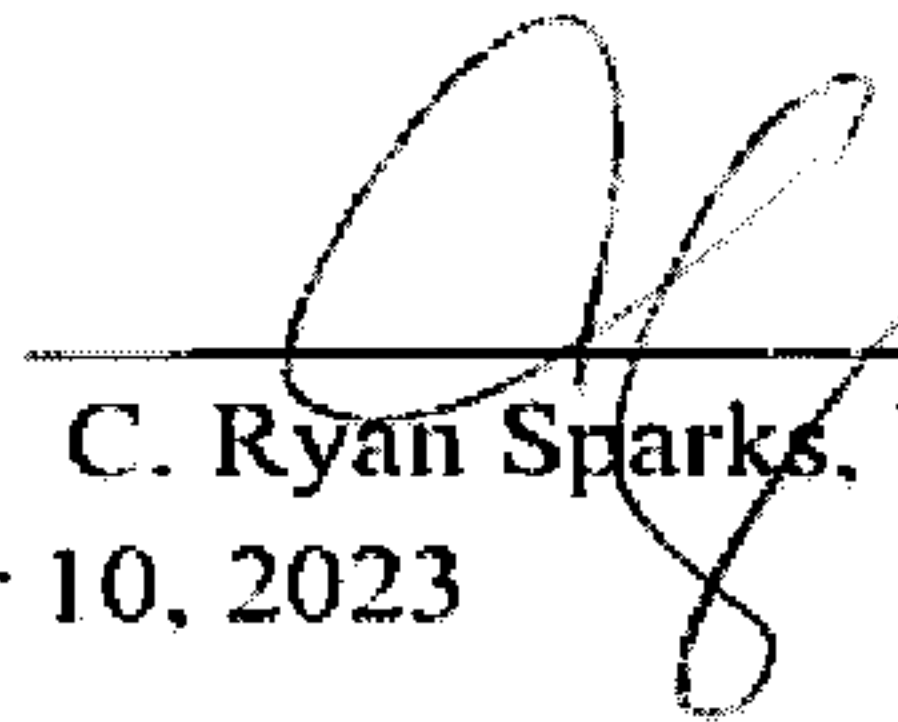
GRANTOR:


Deanna Pizitz

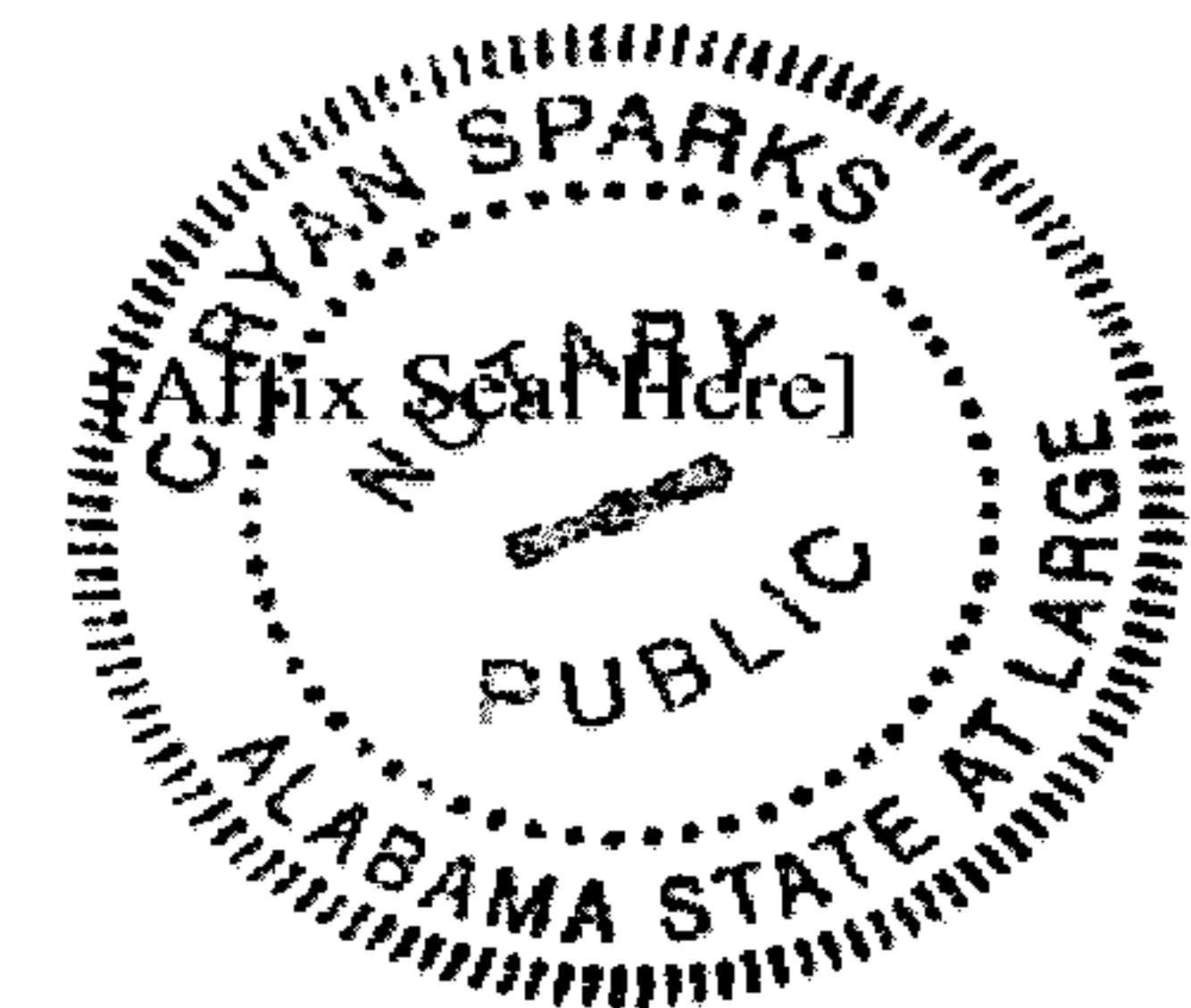
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Deanna Pizitz, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Deanna Pizitz executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 28, 2023.


C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023



Real Estate Sales Validation Form

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

Grantor's Name Deanna Pizitz
 Mailing Address _____
44176 Portobello Road
Birmingham, AL 35242

Grantee's Name Kristijan Mitrovski
 Mailing Address _____
4000 Belvedere Court
Birmingham, AL 35242

Property Address 44176 Portobello Road
Birmingham, AL 35242

Date of Sale 7/28/23
 Total Purchase Price \$ 300,000.00
 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
- 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 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 7/28/23 Print C. Ryan Sparks

Unattested _____ Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/31/2023 11:03:31 AM
 \$151.00 BRITTANI
 20230731000228690

Form RT-1

Ann S. Bond