

This instrument was prepared by:

Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Chardra Farley Carter
905 Barristers Court
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Tonya M. Talley, a married person,
and**

Joan Talley, an unmarried person, by and through her Attorney-in-Fact, Tonya M. Talley

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Chardra Farley Carter

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Unit 905, Building 9, 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, First Amendment to Declaration of Edenton as recorded in Instrument #20100330000095330, Second Amendment to Declaration of Edenton as recorded in Instrument #2010042300123550, Third Amendment to Declaration of Edenton as recorded in Instrument #2010061600019140, Fourth Amendment to Declaration of Edenton as recorded in Instrument #20101015000344930, Fifth Amendment to Declaration of Edenton as recorded in Instrument #20110304000073710, and any amendments thereto, 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 of Edenton, a Condominium, in Map Book 41, Page 116, and the 2nd Amended Plat of the Lofts at Edenton, a Condominium, in Map Book 41, Page 121, and the Third Amended Plat of The Lofts of Edenton, a Condominium, a Condominium, in Map Book 41, Page 136 and the Fourth Amended Plat of The Lofts at Edenton, a Condominium, in Map Book 42, Page 22, and on the Fifth Amended Plat of the Lofts at Edenton, a Condominium, in Map Book 42, Page 51, on the Sixth Amended Plat of the Lofts at Edenton, a Condominium, in Map Book 42, Page 66, Seventh Amended Plat of the Lofts at Edenton, a Condominium, in Map Book 42, Pages 102A thru 102H 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 the 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 of Condominium set out in Exhibit "B"

\$309,294.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2024 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantors, and
 (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

The above described property does not constitute the homestead of Tonya M. Talley or her spouse.

Tonya M. Talley is one and the same person as Tonya Talley Moran, grantee in deed recorded in Instrument #20220214000063900 in the Probate Office of Shelby County, Alabama.

By executing this Deed as Attorney-in-Fact for Joan Talley, Tonya M. Talley affirms that Joan Talley is still alive and has not revoked or modified the authority granted to Tonya M. Talley in the durable power of attorney recorded simultaneously herewith.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

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

IN WITNESS WHEREOF, we have set our hands and seals, this **5th day of February, 2024.**

Tonya M. Talley (Seal) *Joan Talley* (Seal)
Tonya M. Talley **Joan Talley**
by Tonya M. Talley, Attorney-in-Fact

STATE OF ALABAMA

Marshall COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Tonya M. Talley and Joan Talley, by her Attorney-in-Fact, Tonya M. Talley**, whose names are 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, she executed the same voluntarily, individually and in her capacity as Attorney-in-Fact for Joan Talley on the day the same bears date

Given under my hand and official seal this **5th day of February, 2024.**

JAMES C. MARTIN
 NOTARY PUBLIC
 State of Alabama - State at Large
 My Commission Expires Feb. 24, 2025

[Signature] Notary Public
 My Commission Expires: 02-24-2025

REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Tonya M. Talley**Date of Sale: **February 6th, 2024**Grantor Name: **Joan Talley**Mailing Address: **905 Barristers Court
Birmingham, Alabama, 35242**Total Purchase Price: **\$315,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **905 Barristers Court
Birmingham, Alabama, 35242**Grantee Name: **Chardra Farley Carter**Mailing Address: **302 Three Sons Ct****Hoover, AL, 35242**

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 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.

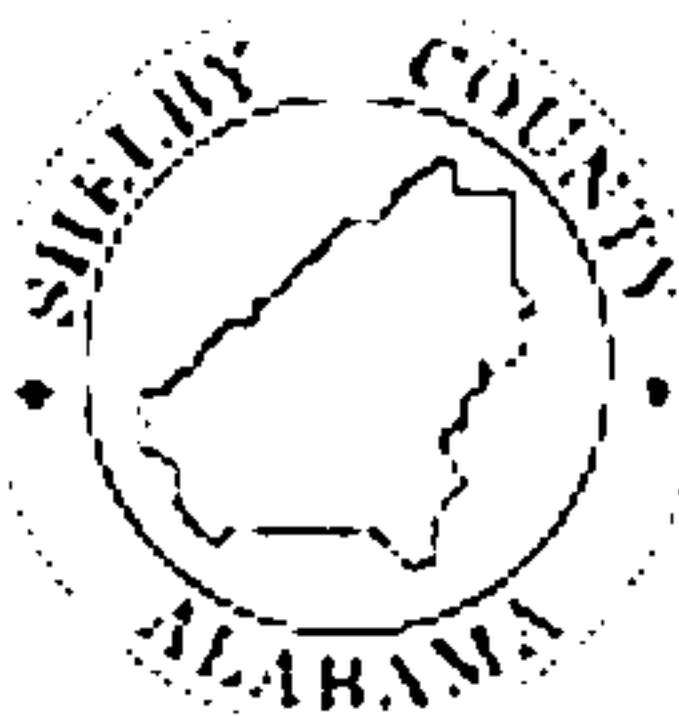
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 Section 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 Section 40-22-1 (h).Date: **2/6/2024**Print: Gilmer T. Simon☐ UnattestedSign: [Signature]

(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****02/07/2024 01:42:13 PM****\$35.00 JOANN****20240207000030920***Allen S. Bayl*