

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Bradford Duncan Roy and Stephanie Roy
401 Barristers Court
Birmingham, AL35242

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED FIVE THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$305,700.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Amber Marie Prater AKA Amber Maire Harless and Samuel Olsen Prater, a married couple

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

Bradford Duncan Roy and Stephanie Roy

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

UNITS 401, BUILDING 4, 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 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 ON THE 1ST AMENDED PLAT OF THE LOFTS AT EDENTON, A CONDOMINIUM, IN MAP BOOK 41, PAGE 116, 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, 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".

SUBJECT TO ALL MATTERS OF RECORD

Note: Amber Marie Prater is one in the same as Amber Marie Harless that certain grantee in that certain deed filed in Shelby County Recording Office as Instrument #20210520000248230.

\$300,162.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their 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 the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of February, 2024.

Amber Marie Prater

Amber Marie Prater

Samuel Olsen Prater

Samuel Olsen Prater

STATE OF ALABAMA

COUNTY OF JEFFERSON

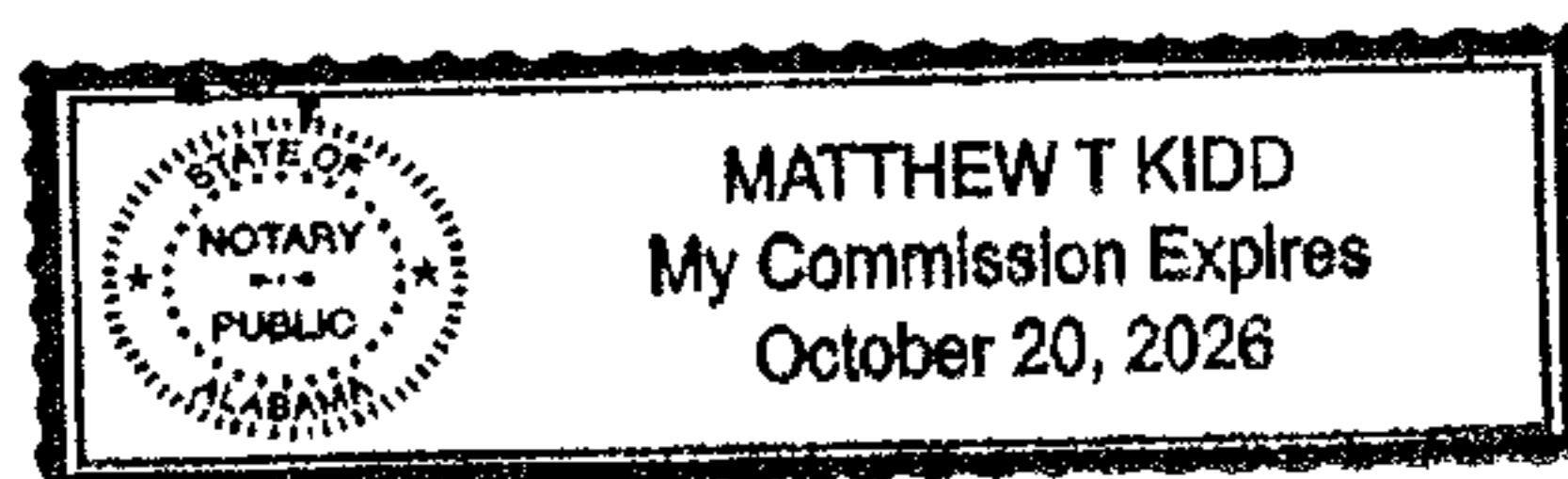
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Amber Marie Prater and Samuel Olsen Prater**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

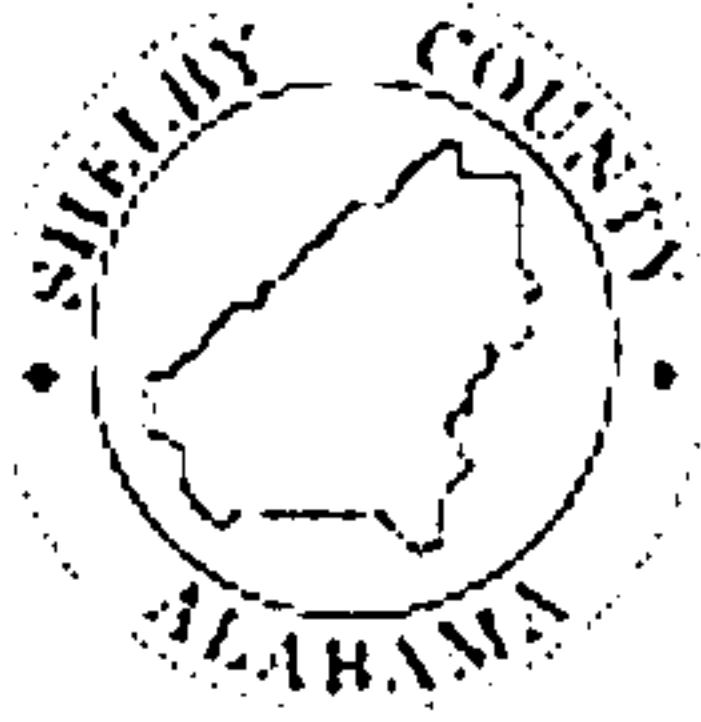
Given under my hand and official seal this **15th day of February, 2024**.

[Signature]

Notary Public

My Commission Expires:





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/15/2024 12:45:33 PM
\$35.00 BRITTANI
20240215000038650

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Amber Marie Prater and Samuel Olsen
Prater

Mailing Address 1201 Boundary Street
Birmingham, AL. 35242

Property Address 401 Barristers Court
#401
Birmingham, AL 35242

Grantee's Name Bradford Duncan Roy and
Stephanie Roy

Mailing Address 401 Barristers Court
#401
Birmingham, AL 35242

Date of Sale February 15, 2024

Total Purchase Price \$305,700.00

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: February 15, 2024

☐ Unattested

Print: Shannon Anderson

Sign Shannon Anderson

Form RT-1