

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Camrie S Stewart
404 Barristers Court
Birmingham, AL 35242

GENERAL WARRANTY DEED

20241210000379700
12/10/2024 01:23:05 PM
DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Five Thousand And No/100 Dollars (\$305,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Brittany Finch, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Camrie S Stewart (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**:

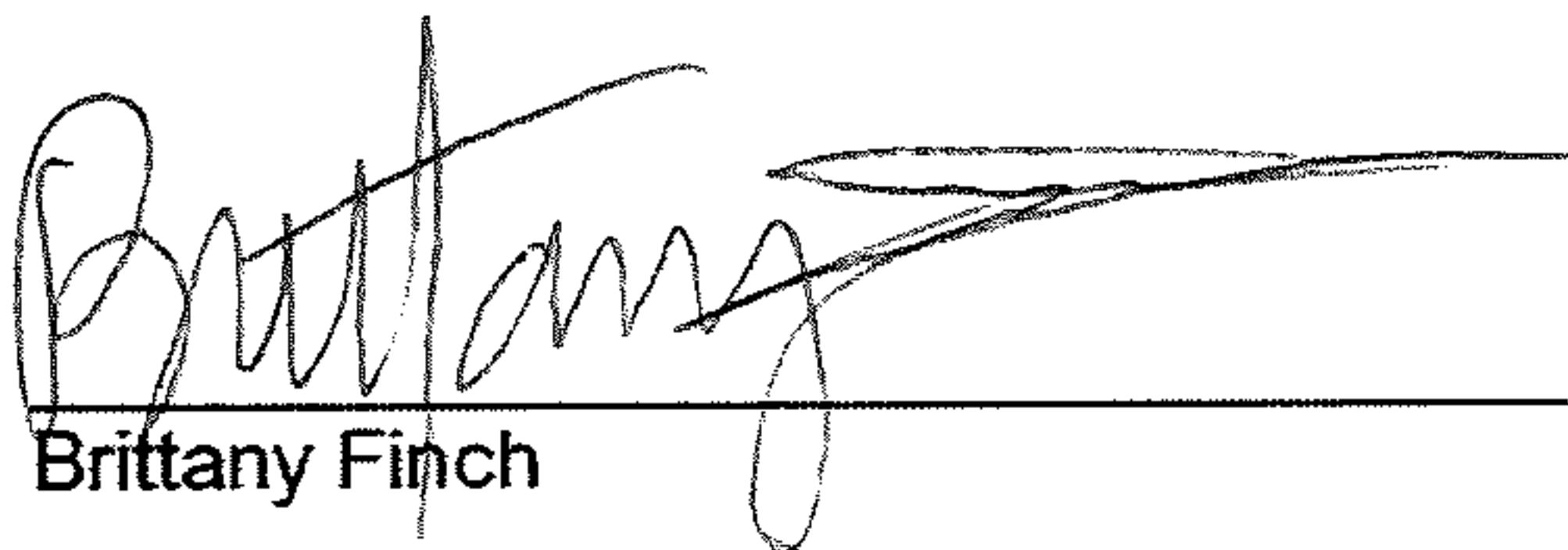
Unit 404, Building 4, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 20100225000056160, in the Probate Office of Shelby County, Alabama, and First Amendment to Declaration as recorded in Instrument No. 20100330000095330, and the Second Amendment to the Declaration as recorded in Instrument No. 20100423000123550, and the Third Amendment to the Declaration as recorded in Instrument No. 20100616000191940, and the Fourth Amendment to the Declaration as recorded in Instrument No. 20101015000344930, and the Fifth Amendment to the Declaration as recorded in Instrument No. 20110304000073710, and the Sixth Amendment to the Declaration as recorded in Instrument No. 20110426000126440 and the Seventh Amendment to the Declaration as recorded in Instrument No. 20110902060260780, and the Eighth Amendment to the Declaration dated December 20, 2011 and recorded in Instrument No. 20120801000279530, and the Ninth Amendment to the Declaration as recorded in Instrument No. 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 on the 1st Amended Plat of The Lofts at 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 3rd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 136, and the 4th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 22, and the 5th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 51, and the 6th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 66 and the 7th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 102, and any future amendments thereto, and along with the Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc. as recorded in Instrument No. 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 Second Amendment to Declaration of Condominium set to in Exhibit "B".

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 \$295,850.00 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 10th day of December, 2024.



Brittany Finch

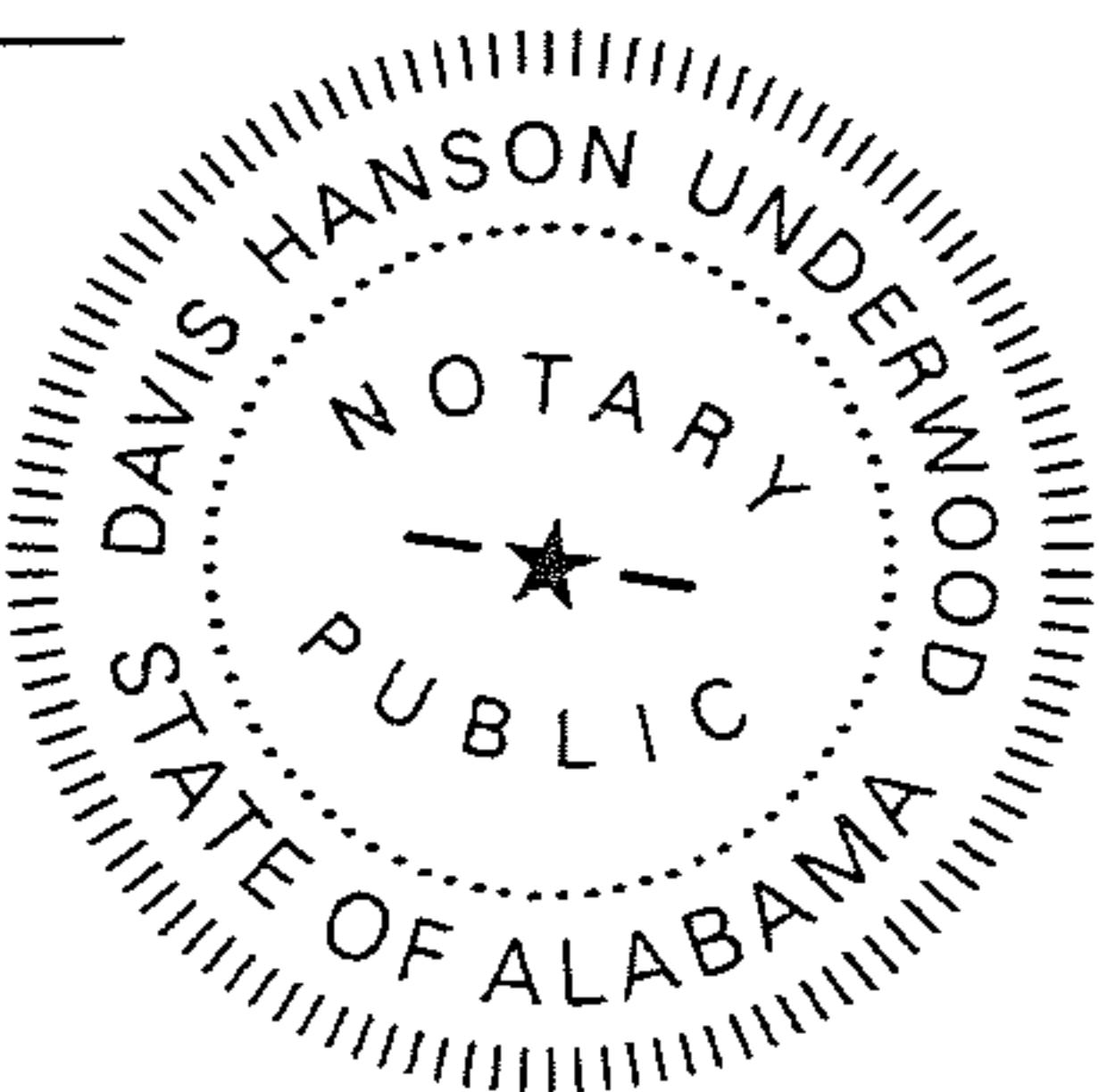
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brittany Finch whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 10th day of December, 2024.

Notary Public
My commission expires:

My Commission Expires
July 24, 2027



Real Estate Sales Validation Form

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

Grantor's Name **Brittany Finch**Grantee's Name **Camrie S Stewart**Mailing Address **921 Castlemaine Ct
Birmingham, AL 35242**Mailing Address **404 Barristers Court
Birmingham, AL 35242**Property Address **404 Barristers Court
Birmingham, AL 35242**Date of Sale **December 10, 2024**
Total Purchase Price **\$305,000.00**
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

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: December 10, 2024

Sign _____

Agent _____



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2024 01:23:05 PM
\$37.50 JOANN
20241210000379700**

A handwritten signature in black ink that reads "Allie S. Boyd".