

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:

Erika Johnson
1204 Barristers Court
Birmingham, Alabama 35242

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **THREE HUNDRED SIX THOUSAND FIVE HUNDRED AND NO/100 (\$306,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **KRISTI JAN MITROVSKI and RACHEL D. MITROVSKI, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **ERIKA JOHNSON**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Unit 1204, Building 12, 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 and on the 6th Amended Plat of The Lofts at Edenton, a condominium in Map Book 42, Page 66, 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".

Subject to:

1. General and special taxes or assessments for the year 2026 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 Grantors.
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 in Map Book 42, Page 66.

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 GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of December 22, 2025.

GRANTORS:

Kristijan Mitrovski
Kristijan Mitrovski

Rachel D. Mitrovski
Rachel D. Mitrovski

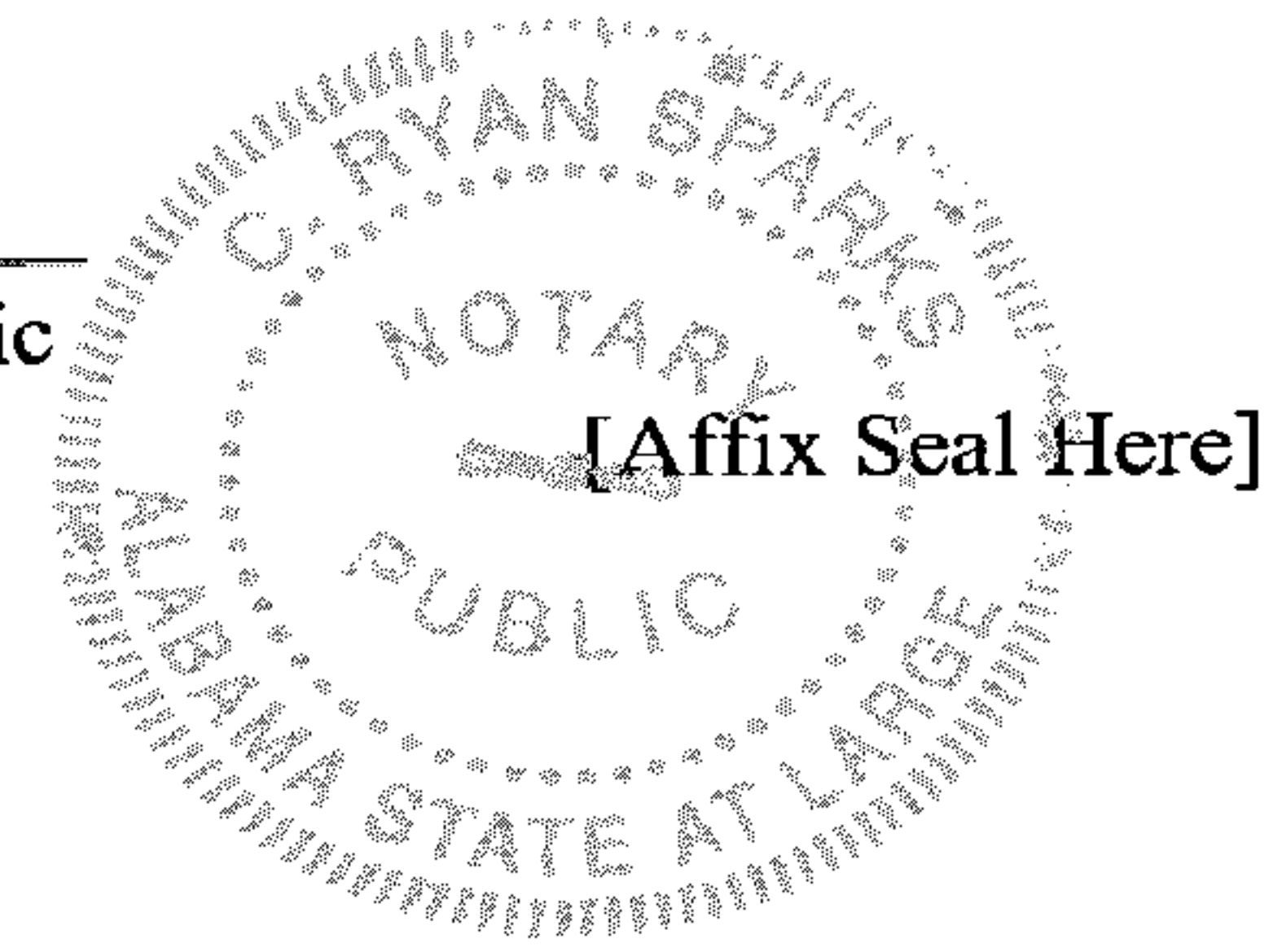
**STATE OF ALABAMA
COUNTY OF SHELBY**

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

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of December 22, 2025.

C. Ryan Sparks
C. Ryan Sparks, Notary Public

My Commission Expires: December 8, 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 Kristijan Mitrovski
 Mailing Address Rachel D. Mitrovski
1204 Barristers Court
Birmingham, AL 35242

Grantee's Name Erika Johnson
 Mailing Address _____
1204 Barristers Court
Birmingham, AL 35242

Property Address 1204 Barristers Court
Birmingham, AL 35242

Date of Sale 12/22/25
 Total Purchase Price \$ 306,500
 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 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 § 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 12/22/25

Print C. Ryan Sparks

Attested Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/23/2025 09:03:41 AM
 \$92.50 JOANN
 20251223000392020

Sign [Signature]

 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Allen S. Beyl