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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden

PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

TRACEY S. MCGUIRE
402 MORNING SUN DRIVE
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY NINE THOUSAND FOUR HUNDRED DOLLARS and 00/100 (\$89,400.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHARLES A. TRAFFICA, AN UNMARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TRACEY S. MCGUIRE, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

UNIT 402, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT #2001-40927, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "A" THERETO, SAID PLAN BEING FILED FOR RECORD IN MAP BOOK 28, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF THE HORIZON CONDOMINIUM ASSOCIATION, INC. IS ATTACHED AS EXHIBIT "D", TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, AS SHOWN IN EXHIBIT "C" OF SAID DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTE A LIEN BUT IS NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. A STORM SEWER AND DRAINAGE EASEMENT BETWEEN DANIEL U.S. PROPERTIES, LTD. AND DANIEL PROPERTIES XV IN REAL VOLUME 86, PAGE 349.
4. SEWER LINE EASEMENT AND CONNECTION AGREEMENT BETWEEN DANIEL U.S. PROPERTIES, LTD. AND DANIEL PROPERTIES XV IN REAL VOLUME 43, PAGE 611, MODIFIED IN REAL VOLUME 86, PAGE 355 AND FURTHER MODIFIED

IN INST. NO. 1994-03406.

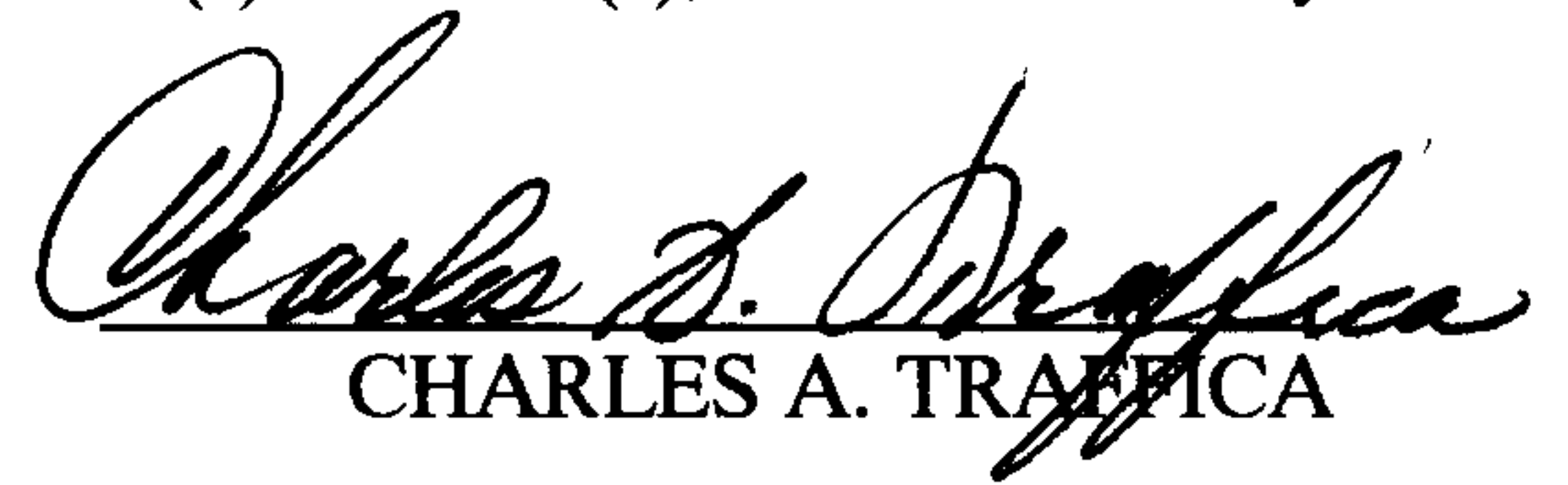
5. RESERVATION AS CONTAINED IN DEED IN INSTRUMENT # 1994-03407.
6. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAYS AND ENTRANCE.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 32, PAGE 48.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN REAL VOLUME 2, PAGES 792 AND 797.
9. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONS ON TITLE CREATED BY THE "CONDOMINIUM OWNERSHIP ACT", CHAPTER 8, SECTION 35-8-1 ET SEQ. CODE OF ALABAMA 1975, AND/OR THE "ALABAMA UNIFORM CONDOMINIUM ACT OF 1991", CHAPTER 8A, SECTIONS 35-8A-101 ET. SEQ. CODE OF ALABAMA 1975, OR SET FORTH IN THE DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, DATED SEPTEMBER 9, 2001 AND RECORDED IN INSTRUMENT #2001-40927, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; IN THE BY-LAWS OF HORIZON CONDOMINIUM ASSOCIATION, RECORDED IN INSTRUMENT #2001-40927, IN SAID PROBATE OFFICE; IN THE ARTICLES OF INCORPORATION OF HORIZON CONDOMINIUM DEVELOPMENT, INC., RECORDED IN INST. #2001-40923, IN SAID PROBATE OFFICE; IN AN INSTRUMENT CREATING THE ESTATE OR INTEREST INSURED BY THIS POLICY; AND IN ANY OTHER ALLIED INSTRUMENT REFERRED TO IN ANY OF THE INSTRUMENTS AFORESAID.

\$89,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said GRANTORS, CHARLES A. TRAFFICA, AN UNMARRIED MAN, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of November, 2004.


CHARLES A. TRAFFICA

STATE OF ALABAMA)
COUNTY OF SHELBY)

20041222000696680 Pg 3/3 18.00
Shelby Cnty Judge of Probate, AL
12/22/2004 09:27:00 FILED/CERTIFIED

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES A. TRAFFICA, AN UNMARRIED MAN, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of November, 2004.



Notary Public

My commission expires: 9.29.06

