

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Thomas Leonelli
1802 Morning Sun Cir.
Birmingham, AL 35242

GENERAL WARRANTY DEED

20201215000574030

12/15/2020 08:06:29 AM

DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Thousand Dollars and No Cents (\$140,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

James Brent Sanderson, Jayme Sanderson Smith, John Craig Sanderson, and Elizabeth Sanderson Boutwell and Edward H. Boutwell, wife and husband. whose mailing address is:

625 Trace Crossings Trail, Hoover, AL 35244

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Thomas Leonelli, whose mailing address is: 1802 Morning Sun Cir., Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **1802 Morning Sun Cir., Birmingham, AL 35242** to-wit:

1802, in Horizon, a Condominium, as established by that Certain Declaration of Condominium of Horizon, a condominium which is recorded in Inst. No. 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: All easements, restrictions and rights of way of record.

THE IS NOT THE HOMESTEAD OF JAMES BRENT SANDERSON, A MARRIED MAN, JAYME SANDERSON SMITH, AN UNMARRIED WOMAN AND JOHN CRAIG SANDERSON, A MARRIED MAN HEREIN GRANTORS OR THEIR SPOUSES.

\$112,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 19 day of November, 2020.

James Brent Sanderson
James Brent Sanderson by
Elizabeth Sanderson Boutwell his
attorney in fact

by Elizabeth Sanderson
Attorney in fact Boutwell

John Craig Sanderson by
Elizabeth Boutwell his attorney
in fact

John Craig Sanderson
by Elizabeth Sanderson
Attorney in fact Boutwell

Jayme Sanderson Smith by Elizabeth
Jayme Sanderson Smith by Elizabeth
Sanderson Boutwell her attorney in fact

Elizabeth Sanderson Boutwell
Elizabeth Sanderson Boutwell
her attorney in fact

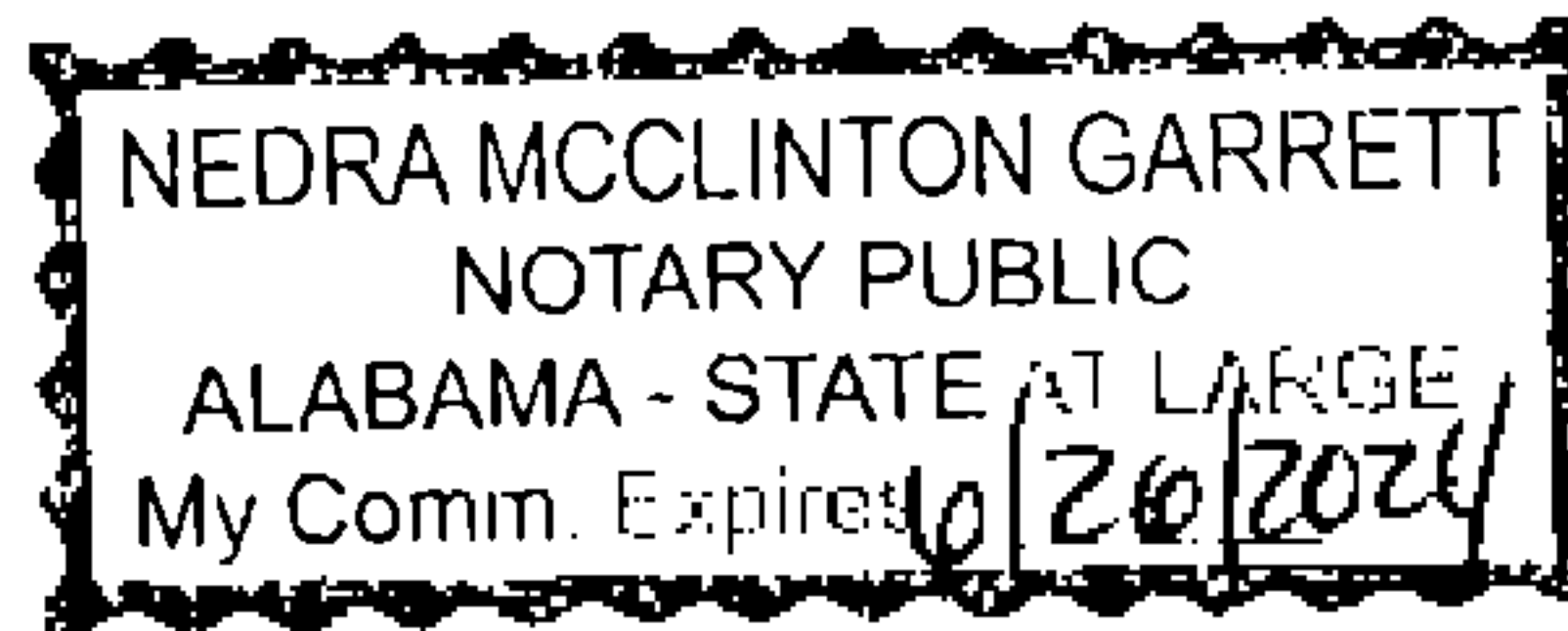
Edward H. Boutwell
Edward H. Boutwell

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Elizabeth Sanderson Boutwell whose is signed as attorney in fact for James Brent Sanderson, Jayme Sanderson Smith, John Craig Sanderson, and Elizabeth Sanderson Boutwell and whose has signed the foregoing conveyance as said attorney in fact and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of November, 2020.

Nedra McClinton Garrett
Notary Public, State of Alabama
Nedra McClinton Garrett
Printed Name of Notary
My Commission Expires: 6/26/2024

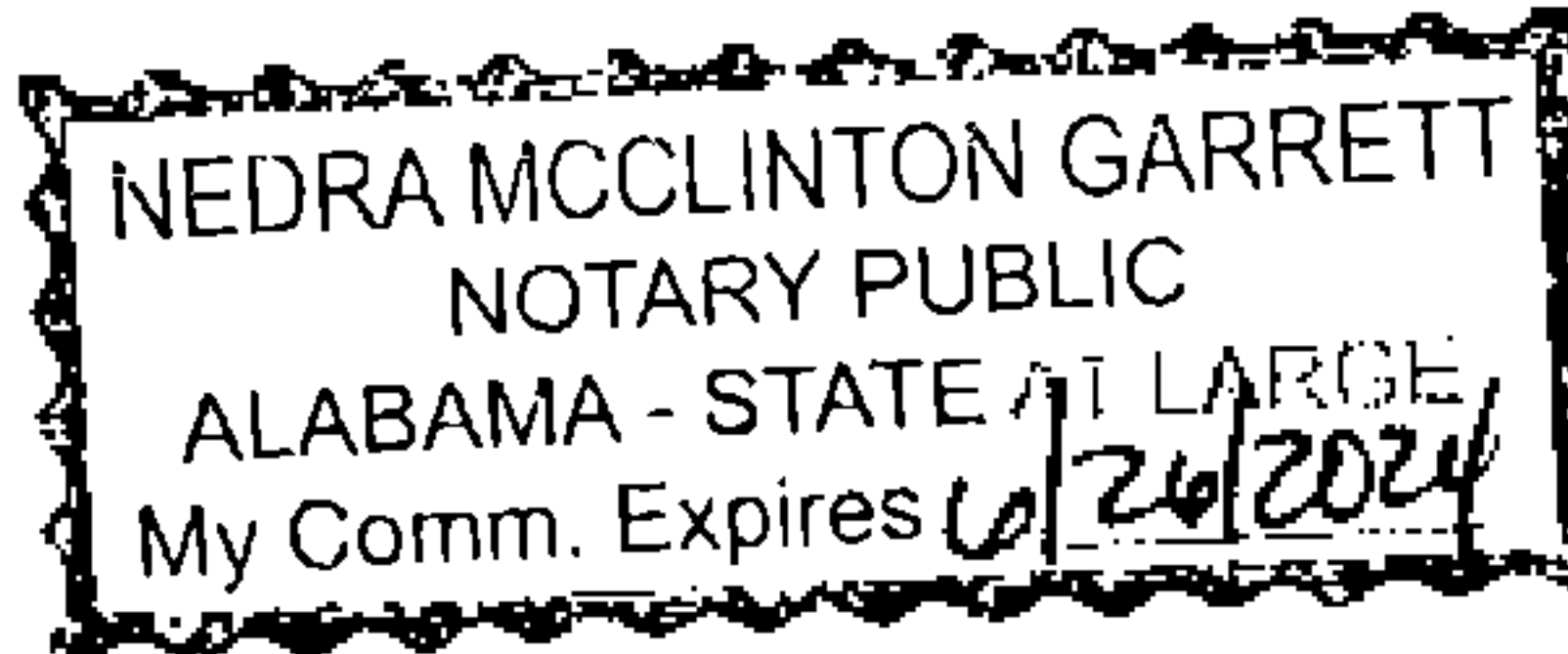


State of
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Elizabeth Sanderson Boutwell and Edward H. Boutwell who names are signed 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the

Nedra McClinton Garrett
Notary Public, State of Alabama
Nedra McClinton Garrett
Printed Name of Notary
My Commission Expires: 6/26/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2020 08:06:29 AM
\$56.00 CHERRY
20201215000574030

Allen S. Bayl