

Send Tax Notice to:

HBH Realty, Inc

20210423000203780

04/23/2021 04:15:45 PM

DEEDS 1/2

5664 Brayden Cir

Hoover AL 35244

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Three Thousand and 00/100 Dollars (\$103,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Robert E. Demuth, an unmarried man and Sally S. Mosher, an unmarried woman** (herein referred to as grantor, whether one or more) whose mailing address is 1814 4th Ave S. Trumbull AL 35210 grant, bargain, sell and convey unto **HBH Realty, Inc, an Alabama Corporation** herein referred to as grantees) whose mailing address 5664 Brayden Cir Hoover AL 35244, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **1107 Morning Sun Drive, Birmingham, AL 35242** to wit:

Unit 1107, in Horizon, a Condominium, as established by that certain Declaration of Condominium in Horizon, a Condominium, which is recorded in Instrument 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, 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 ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantees,. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 21st day of

April, 2021

Robert E. Demuth
Robert E. Demuth

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Sally S. Mosher
Sally S. Mosher

STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Robert E. Demuth and Sally S. Mosher 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 this conveyance, he/she/they executed the same voluntarily for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 21st day of April, 2021

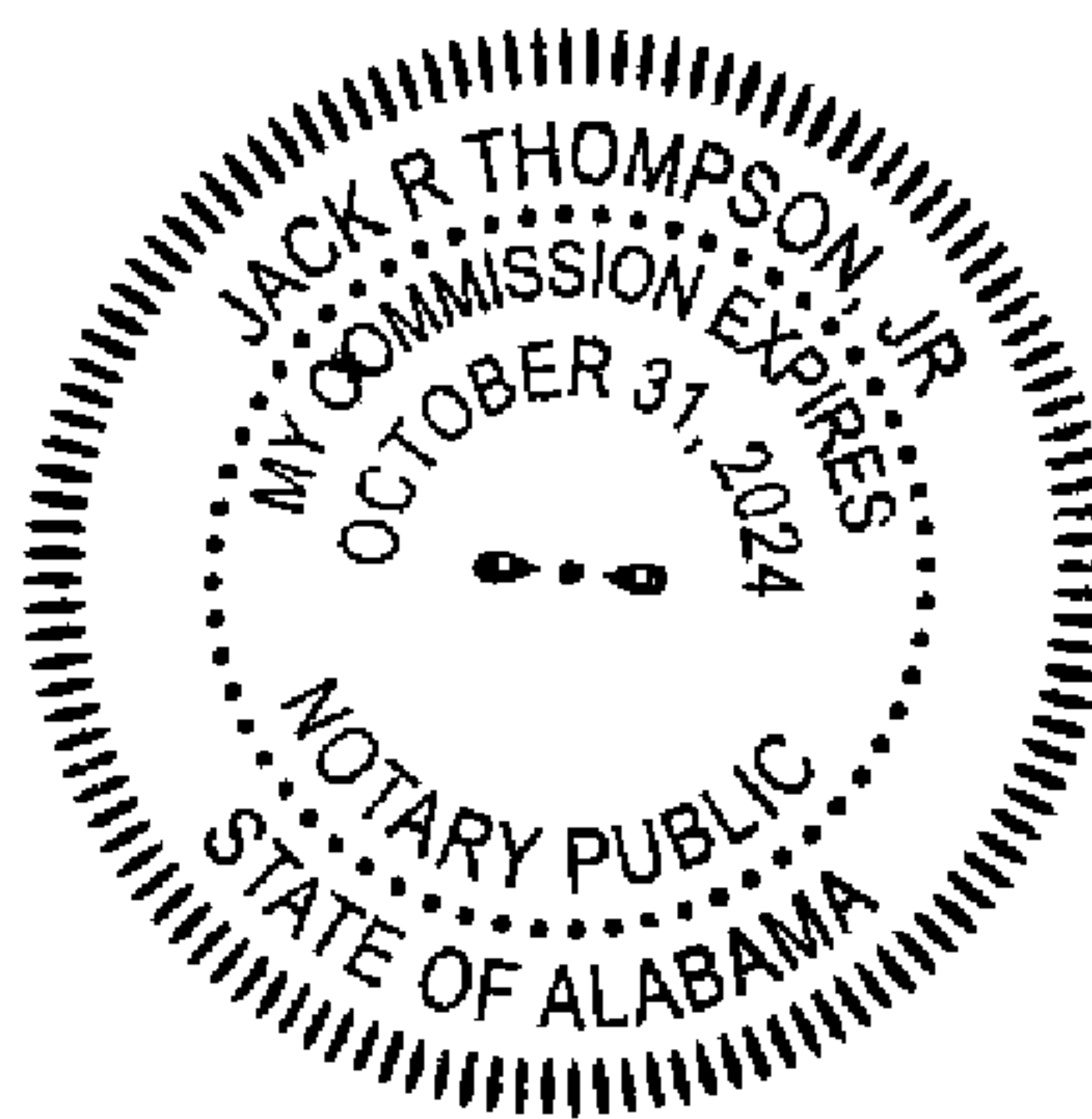
My Commission Expires: 10/31/2024

Jack R. Thompson Jr.
Notary Public

(SEAL)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

ATB 2289



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2021 04:15:45 PM
\$128.00 CHERRY
20210423000203780

Allen S. Bayl