

Send tax notice to:  
KEVIN D CLARK  
214 MORNING SUN DRIVE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2021905

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MY PLACE RENTALS, LLC whose mailing address is: 1222 Edenton St, B'ham AL 35242 (hereinafter referred to as "Grantor") by KEVIN D CLARK whose property address is: **214 MORNING SUN DRIVE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Unit 214, 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 by 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, 2021 which constitutes a lien but are not due and payable until October 1, 2022.
2. Easement(s), building (s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Instrument No. 2001-40927.

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, MY PLACE RENTALS, LLC, by Marty Nunley and Ellen A. Nunley, its Members, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 3<sup>rd</sup> day of December, 2021.

MY PLACE RENTALS, LLC

  
MARTY NUNLEY, MEMBER

  
ELLEN A NUNLEY, MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

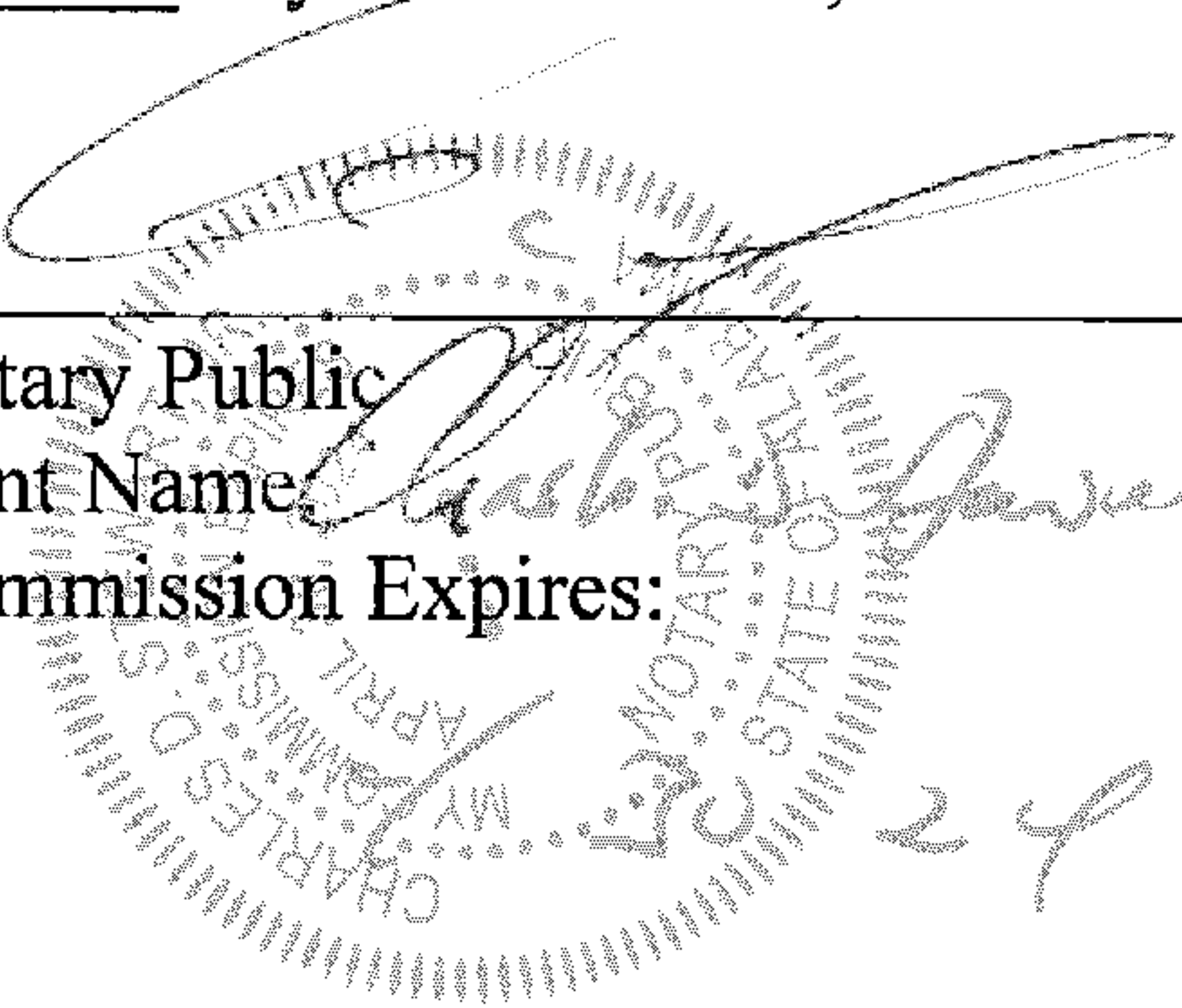
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Nunley and Ellen A Nunley, whose names as Members of MY PLACE RENTALS, LLC, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 3<sup>rd</sup> day of December, 2021.

Notary Public

Print Name: 

Commission Expires: 24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/06/2021 09:03:20 AM  
\$150.00 CHERRY  
20211206000579700

