

This instrument was prepared by:  
Shelly Moss  
Shelly Moss, L.L.C.  
300 Union Hill Drive, Suite 200  
Birmingham, Alabama 35209

Send tax notice to:  
Lonnie James II  
506 Morning Sun Drive  
Birmingham, Alabama 35242

## WARRANTY DEED

STATE OF ALABAMA     )  
                                      :  
SHELBY COUNTY         )     **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Twenty Two Thousand Four Hundred and 00/100 Dollars (\$122,400.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

**Horizon Condominium Development, Inc.**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**Lonnie James II**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**See Exhibit "A" attached hereto and incorporated herein**

\$ 97,920.00 of the proceeds come from a mortgage recorded simultaneously herewith; \$24,480.00 of the proceeds come from a second mortgage recorded simultaneously herewith.


Subject to:       (1)     2002 ad valorem taxes not yet due and payable;  
                      (2)     all mineral and mining rights not owned by the Grantor; and  
                      (3)     all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee, his/her heirs and assigns, forever.

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

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 27th day of December, 2001.

HORIZON CONDOMINIUM DEVELOPMENT,  
INC.

BY:  (Seal)  
Susan Hood  
ITS: Secretary/Treasurer

STATE OF ALABAMA     )  
                                      :  
JEFFERSON COUNTY     )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Susan Hood as Secretary/Treasurer of Horizon Condominium Development, Inc. whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such Secretary/Treasurer, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of December, 2001.

Notary Public: Shelly B. Moss  
My Commission Expires: 11-5-05

01/14/2002-02291  
10:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 38.50

Inst # 2002-02291

EXHIBIT "A"

Unit 506, 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.

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