


SEND TAX NOTICES TO:

Gary M. Schneider & Kimberly Sussman
603 Morning Sun Drive
Birmingham, AL 35242


20030204000065670 Pg 1/2 20.00
Shelby Cnty Judge of Probate, AL
02/04/2003 09:44:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Seventeen Thousand and no/100 Dollars (\$117,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **TANYA S. AARON, A SINGLE WOMAN**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto, **GARY M. SCHNEIDER and KIMBERLY SUSSMAN**, (herein referred to as "Grantees"), as joint tenants with rights of survivorship, their interest in the following described real estate situated in Shelby County, Alabama, to wit:

The property described on Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2003 and subsequent years not yet due and payable.

\$ 111,150.00 of the purchase price recited herein was paid from the proceeds of two mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

AND THE GRANTOR does for her heirs and executors, successors and assigns, covenant with said Grantees, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and her heirs and executors, successors and assigns shall warrant and defend same to said Grantees, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 28th day of January, 2003.




(GRANTOR) Tanya S. Aaron

(GRANTOR)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that Tanya S. Aaron, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of January, 2003.



NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/05

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244

EXHIBIT "A"

Unit 603, 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.