

This instrument was prepared by:  
Anna M. Estes, Esq.  
Gentle, Pickens, Eliason, Turner & Ritondo  
2 North 20<sup>th</sup> Street, Suite 1200  
Birmingham, AL 35203

Send tax notice to:  
Karen L. McGuire  
1708 Morning Sun Circle  
Birmingham, AL 35242

STATUTORY CORPORATION FORM WARRANTY DEED

THE STATE OF ALABAMA, JEFFERSON COUNTY

KNOWN ALL MEN BY THESE PRESENTS, That for **and in consideration of the sum of One Hundred Thirty-Six Thousand (\$136,000) Dollars**, in hand **paid by Karen L. McGuire**, a single woman, to the undersigned grantor, **Horizon Condominium Development, Inc.**, an Alabama Corporation, the receipt whereof is hereby acknowledged, the said **Horizon Condominium Development, Inc.**, an Alabama Corporation, does by these presents, grant, bargain, sell and convey unto **Karen L. McGuire**, a single woman, the following described real estate situated in **SHELBY County, Alabama**, to-wit:

Unit 1708, 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.

Subject to:

1. All rights of way, easements, covenants encumbrances, liens and restrictions of record.
2. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.

One Hundred Thirty-One Thousand, Nine Hundred Twenty (\$131,920) dollars of the purchase price is being paid by the delivery of a purchase price mortgage contemporaneously herewith.

TO HAVE AND TO HOLD to said GRANTEE **Karen L. McGuire**, a single woman, her heirs and assigns forever.

Given under my hand and seal this the 30<sup>th</sup> day of May, 2003.

Horizon Condominiums Development, Inc.

By: Stuart B. Fowler

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stuart B. Fowler**, Sales Manager of **Horizon Condominium Development, Inc.**, an Alabama Corporation, whose name(s) is signed to the foregoing conveyance, and who is known to as such officer and with full authority, executed the same voluntarily on the dat the same bears date, for and as the act of said corporation.

Given under my hand and official seal this the 30<sup>th</sup> day of May, 2003.

{ SEAL }

Notary Public

My Commission Expires: Apr 25, 2007  
BONDED THRU NOTARY PUBLIC UNDERWRITERS