

This instrument was prepared by:
Lisa L. Woods, Esq.
1746 Oxmoor Road
Birmingham, AL 35209

✓ Send Tax Notice To:
Susan S. Nuckols
at: 1007 Morning Sun Drive
Birmingham, Alabama 35242

QUIT CLAIM DEED

\$10,000 (20)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned JOHN A. NUCKOLS, hereinafter called Grantor, an unmarried man, formerly married to SUSAN S. NUCKOLS, hereby remises, releases, quit claims, grants, sells, and conveys to SUSAN S. NUCKOLS, hereinafter called Grantee, all of his right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

Unit 1007, 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 and restrictions of record.
2. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.

This instrument was prepared pursuant to that certain Final Judgment of Divorce, entered by the Circuit Court of Shelby County, Alabama, Case No. DR 03-309.

This instrument was prepared without benefit of a title binder

Quit Claim Deed
John A. Nuckols to Susan S. Nuckols
1007 Morning Sun Drive
Birmingham, AL 35242
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or any other title information. The legal description was
furnished by the GRANTEE, Susan S. Nuckols.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 13th day of January,
2004.

John A. Nuckols
John A. Nuckols
an unmarried man,
formerly married to Susan S. Nuckols

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in
said State, hereby certify that John A. Nuckols, a single man
formerly married to Susan S. Nuckols, whose name is signed to the
foregoing conveyance, and who is known to me, acknowledged before
me on this day that, being fully informed of the contents of this
conveyance, he executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this 13th day of
January, 2004.

Kay B. Scott
Notary Public
My commission expires: 3/31/07

SEAL: