

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

]

That in consideration of Eighty Seven Thousand and no/100s Dollars [\$ 87,000.00] and other good and valuable consideration to the undersigned Grantors, Rachael L. Akers Matherson and Jason E. Matherson, wife and husband, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Kathy E. Reid (herein referred to as Grantees) the following described real estate, situated in Shelby County, Alabama, to wit:

418 Morning Sun Drive, Birmingham, AL 35242 with the legal description:

Unit 418, 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 all easements, restrictions, covenants, rights of way of record; taxes for 2004 and subsequent years not yet due and payable.

Rachael L. Akers Matherson is one and the same person as Rachel L. Akers, grantee in that certain deed recorded in Instrument 20020814000384240.

TO HAVE AND TO HOLD, to the said GRANTEES, his heirs, executors, successors and assigns forever.

*SUBJECT TO MORTGAGE IN THE AMOUNT OF \$84,700<sup>00</sup>*

AND SAID GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that GRANTORS have a good right to sell and convey the same as aforesaid, and that GRANTORS will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 5 day of August, 2004.

*Rachael L Akers Matherson*  
GRANTOR, Rachael L. Akers Matherson

*Jason E Matherson*  
GRANTOR, Jason E. Matherson

STATE of ALABAMA  
COUNTY of SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rachael L. Akers Matherson and Jason E. Matherson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5 day of August, 2004.

*Sherry H Thomas*  
NOTARY PUBLIC  
My Commission Expires: 12/16/2007

INSTRUMENT PREPARED BY:  
Law Office of Sherry H Thomas, LLC  
Chase Commerce Park, Suite 109  
3821 Lorna Road  
Birmingham, AL 35244

SEND TAX NOTICE TO:  
Kathy E. Reid  
418 Morning Sun Drive  
Birmingham, AL 35242