



20050202000053210 Pg 1/1 35.00
Shelby Cnty Judge of Probate, AL
02/02/2005 14:07:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Bentina C. Terry
Antonio M. Terry
815 Morning Sun Drive
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF Minnesota
Hennepin COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred eighteen thousand four hundred and 00/100 (\$118,400.00) Dollars [of which amount \$94,720.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Christa Hayes Meelheim nka Christa Forrester, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Bentina C. Terry and Antonio M. Terry (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Unit 815, 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.

The above described property is not the marital homestead of Christa Hayes Meelheim nka Christa Forrester, a married woman.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this January 27, 2005.

WITNESS:

_____(SEAL)

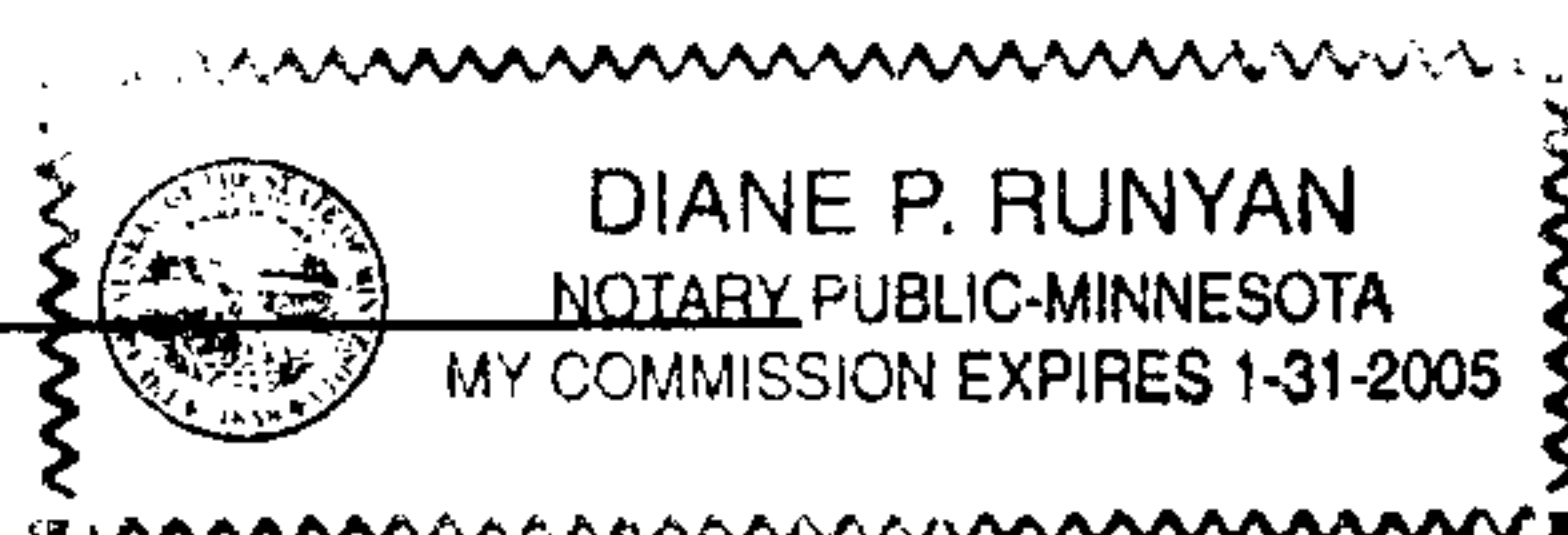
_____(SEAL)
Christa Hayes Meelheim
nka Christa Forrester

STATE OF Minnesota
Hennepin COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christa Hayes Meelheim nka Christa Forrester, a married woman, whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on January 27, 2005.

My commission expires: _____



NOTARY PUBLIC