20060907000442110 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 09/07/2006 12:55:24PM FILED/CERT

## THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to: Jason Morganti 420 Morning Sun Drive Birmingham, AL 35242

## WARRANTY DEED

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred ten thousand and 00/100 (\$110,000.00) DOLLARS [the entire amount of which is paid from the proceeds of two purchase money mortgages closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Jennifer L. Hammers nka Jennifer H. Gartrell, a married woman, by her attorney-in-fact, Donna Wiggin (herein referred to as grantors) do grant, bargain, sell and convey unto Jason Morganti (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Unit 420, 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 homestead of Jennifer L. Hammers nka Jennifer H. Gartrell, a married woman, nor that of her spouse.

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 GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) 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 August 30, 2006.

WITNESS:	(SEAL)	Jennifer L. Hammers nka Jennifer H.  Gartrell by her attorney-in-fact, Donna Wiggin
STATE OF ΔΙΔΡΔΜΔ		Odition by her attorney in Flact, borna vviggin

STATE OF ALABAMA )
JEFFERSON COUNTY )

I, Alan C. Keith, a Notary Public for the State of Alabama, do hereby certify that Donna Wiggin, whose name as Attorney-in-Fact for Jennifer L. Hammers nka Jennifer H. Gartrell, a married person, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Notary Public

Given under my hand and office seal this the 30th day of August, 2006.

My commission expires: 4-6-08

NOTARY