20060920000466930 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 09/20/2006 01:02:01PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to: Susan Rice Morgan 1003 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 thirty thousand, eight hundred and 00/100 (\$130,800.00) DOLLARS [the entire amount of which 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, we, James E. Fortner and Mary Sue Fortner, a married couple (herein referred to as grantors) do grant, bargain, sell and convey unto Susan Rice Morgan (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Unit 1003, 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 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.

WITNESS:

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 September 14, 2006.

(SEAL)	James E. Fortner Many Shartan (SEAL)
STATE OF ALABAMA	Mary Sue Fortner
JEFFERSON COUNTY	
I, the undersigned, a Notary Public in and for said County, in said Sue Fortner, a married couple, whose name(s) are signed to the acknowledged before me on this day, that, being informed of the voluntarily on the day the same bears date. Given under my hand and official seal on September 14, 2006	foregoing conveyance, and who are known to me, contents of the conveyance, they executed the same
My commission expires: $\frac{46/08}{}$	NOTARY PUBLIC

NOTARY PUBLIC OF STATE AND STATE AND