



20070207000058720 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/07/2007 03:09:58PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Fifteen Thousand and No/100 (\$115,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we Nona B. May, an unmarried individual and Cynthia B. VanHorn, a married individual, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Stephanie Lynn Wooley, referred to as Grantee(s), her heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

UNIT 1208, 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.

\$110,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF CYNTHIA B. VANHORN OR HER SPOUSE.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2007, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), her heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), her heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), her heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 24th day of January, 2007.

Nona B. May

NONA B. MAY

Cynthia B. Van Horn

CYNTHIA B. VANHORN

BY: *Nona B. May*

NONA B. MAY, ATTORNEY-IN-FACT

Mc Selby

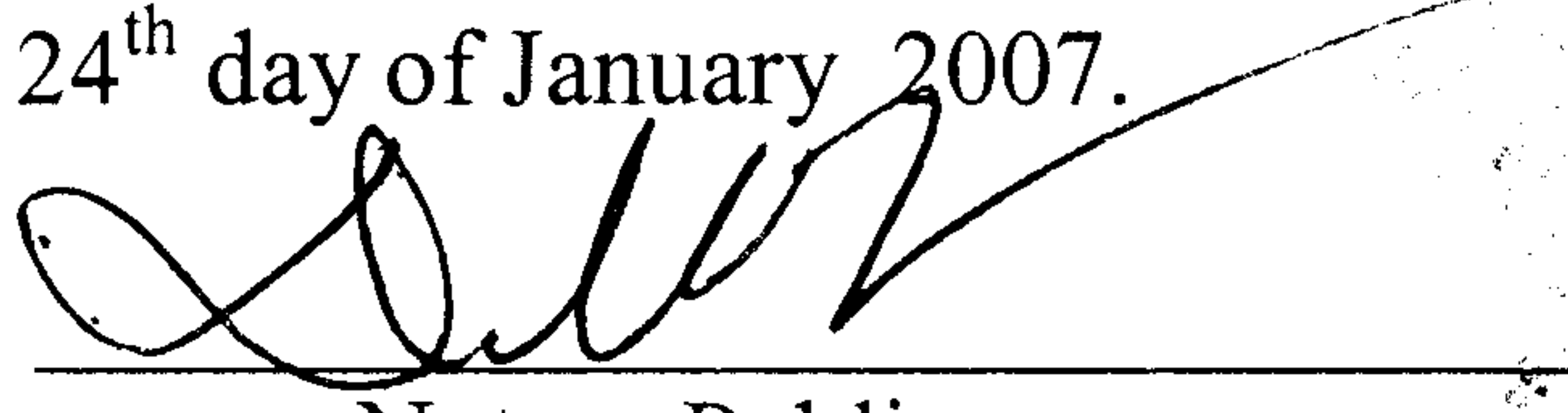
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Nona B. May, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 24th day of January 2007.

My Commission Exp:



Notary Public

DAVID S. SNODDY

MY COMMISSION EXPIRES 6/18/10

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Cynthia B. VanHorn, by Nona B. May, Attorney-in-Fact, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she, in her capacity of Attorney-in-Fact for Cynthia B. VanHorn and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 24th day of January 2007.

My Commission Exp:



Notary Public

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
2871 Acton Road, Suite 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
STEPHANIE LYNN WOOLEY
1208 MORNING SUN DRIVE
BIRMINGHAM, AL 35242

DAVID S. SNODDY

MY COMMISSION EXPIRES 6/18/10

Shelby County, AL 02/07/2007
State of Alabama

Deed Tax: \$5.00