

THIS INSTRUMENT WAS PREPARED BY:

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

Send tax notice to:  
Kevin A. Palmier  
909 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-three thousand four hundred and 00/100 (\$133,400.00) 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, I, Candace Brooke Butler, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Kevin A. Palmier (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Unit 909, 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.

Candace Brooke Butler is the surviving grantee of deed recorded in Instrument #2004-53849, in the Probate Office of Shelby County, Alabama; the other grantee, Elbert W. Butler, having died on or about the 27th day of September, 2006.

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 May 17, 2007.

WITNESS:

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

  
Candace Brooke Butler

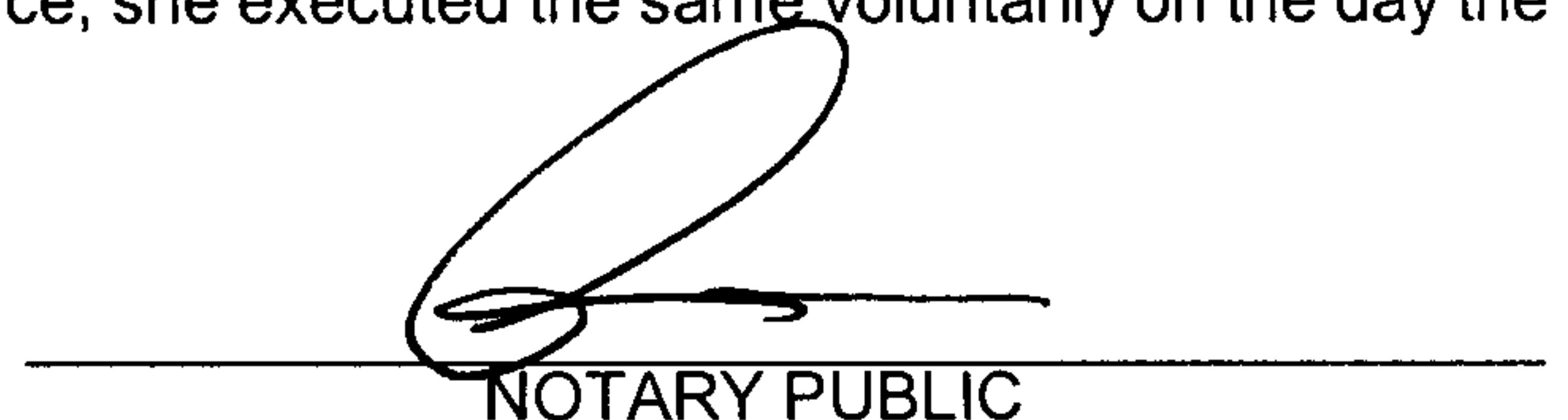
\_\_\_\_\_(SEAL)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Candace Brooke Butler, a single 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 May 17, 2007.

My commission expires: 4-6-08

  
NOTARY PUBLIC

