
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

PAM AUSLEY
403 MORNING SUN DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIVE THOUSAND DOLLARS 00/100 (\$105,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JACQUELINE A. COLLEY** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **PAM AUSLEY**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Unit 403, 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:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.**
3. **STORM SEWER AND DRAINAGE EASEMENT BETWEEN DANIEL U.S. PROPERTIES, LTD., AND DANIEL PROPERTIES XV DATED 8/1/86, RECORDED IN REAL RECORD 86, PAGE 349.**
4. **SEWER LINE EASEMENT AND CONNECTION AGREEMENT BETWEEN DANIEL U.S. PROPERTIES, LTD., AND DANIEL PROPERTIES XV DATED 9/23/85, RECORDED REAL 43, PAGE 611 AND MODIFIED BY THAT CERTAIN FIRST MODIFICATION OF SEWER LINE EASEMENT AND CONNECTION AGREEMENT DATED 8/14/86, RECORDED IN REAL 86, PAGE 355, AFORESAID RECORDS, AS FURTHER MODIFIED BY THAT CERTAIN QUITCLAIM DEED WITH RESERVATION OF RIGHTS DATED 1/31/94, RECORDED IN INST. NO. 1994-03407.**
5. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 2, PAGE 792, IN REAL BOOK 2, PAGE 797, AND IN DEED BOOK 75, PAGE 649.**
6. **TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF**


- THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 32, PAGE 48, AND INST. NO. 2000-42310.**
7. **OIL, GAS, AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.**
 8. **TERMS AND PROVISIONS OF QUITCLAIM DEED WITH RESERVATION OF RIGHTS BETWEEN DANIEL U.S. PROPERTIES, LTP II AND DANIEL PROPERTIES XV LTP RECORDED IN INST. NO. 1994-03407.**
 9. **EASEMENT AND AGREEMENT TO DANIEL INTERNATIONAL AS RECORDED IN REAL BOOK 356, PAGE 288.**
 10. **TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INST. NO. 2001-40927.**
 11. **ARTICLES OF INCORPORATION FOR HORIZON CONDOMINIUM ASSOCIATION, INC. AS RECORDED IN INST. NO. 2001-40922.**

\$105,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **JACQUELINE A. COLLEY**, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of May, 2007.

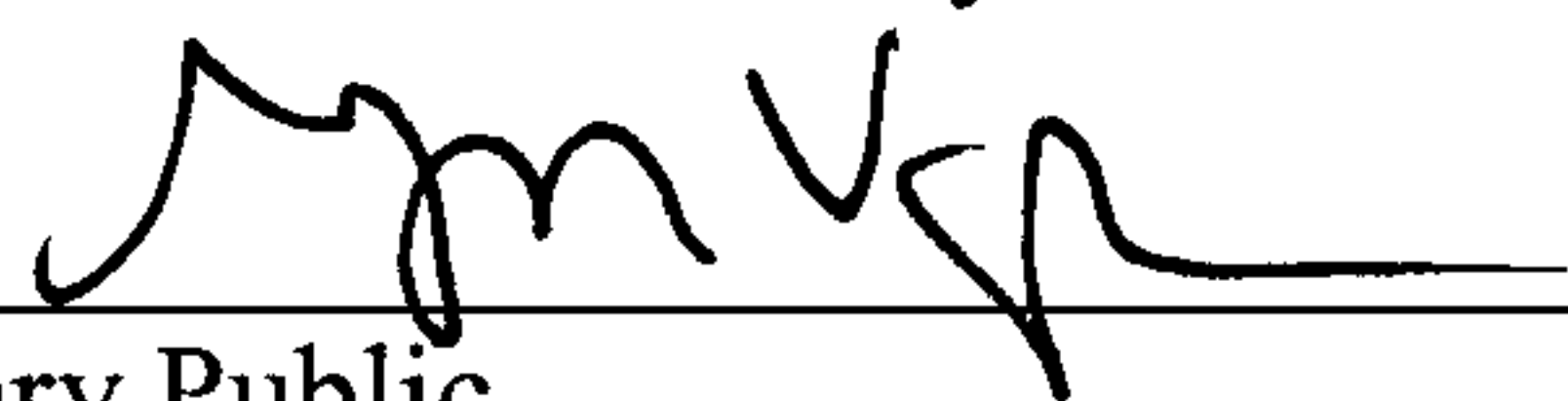

JACQUELINE A. COLLEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JACQUELINE A. COLLEY**, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of May, 2007.



Notary Public

My commission expires: 9.29.2010

