

20090206000041470 1/2 \$44.00
 Shelby Cnty Judge of Probate, AL
 02/06/2009 03:11:58PM FILED/CERT

This instrument was prepared by:
 David P. Condon, P. C.
 100 Union Hill Drive Ste 200
 Birmingham, AL 35209

Send tax notice to:
 Belinda L. Klebanow
 1205 Morning Sun Drive
 Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
 :
 SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Elliott Kent Lytle and his wife Patricia S. Lytle

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Belinda L. Klebanow

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A"

\$80,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2009 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 30th day of January, 2009.

Elliott Kent Lytle (Seal) Patricia S. Lytle (Seal)
 Elliott Kent Lytle Patricia S. Lytle

STATE OF ALABAMA)
 :
 JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Elliott Kent Lytle and Patricia S. Lytle whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2009.

Shelby County, AL 02/06/2009
 State of Alabama
 Deed Tax: \$30.00

David P. Condon
 Notary Public: David P. Condon
 My Commission Expires: 2-12-10
 DAVID P. CONDON



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Exhibit "A"

Unit 1205, 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.