



20120130000034540 1/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
01/30/2012 01:58:01 PM FILED/CERT

**This Instrument Prepared By:**  
Michael W. Lindsey, Esq.  
2110 Devereux Circle  
Birmingham, AL 35243

**SEND TAX NOTICE TO:**  
Charles Allen Hall

*801 Morning Sun Dr.  
Birmingham, AL 35242*

**WARRANTY DEED**

Shelby County, AL 01/30/2012  
State of Alabama  
Deed Tax: \$2.00

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of the sum of **Fifty Five Thousand and no/100 Dollars (\$55,000.00)** and other good and valuable consideration paid by the Grantee herein, the receipt of which is hereby acknowledged, **Breanne Woodham, a single woman**, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto **Charles Allen Hall** (herein referred to as "Grantee"), all of her rights, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

Unit 801 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 restrictions of record in the Probate Office of Shelby County, Alabama.

The property address is: 801 Morning Sun, Birmingham, AL 35242

A mortgage in the amount of \$53,350.00.00 is being recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from

all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, this 25<sup>th</sup> day of January, 2012.

Breanne Woodham  


STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Breanne Woodham** whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily.

Given under my hand and official seal this 25<sup>th</sup> day of January 2012.

  
Notary Public

My Commission Expires: \_\_\_\_\_

**My Commission Expires  
September 22, 2013**