

Send tax notice to:

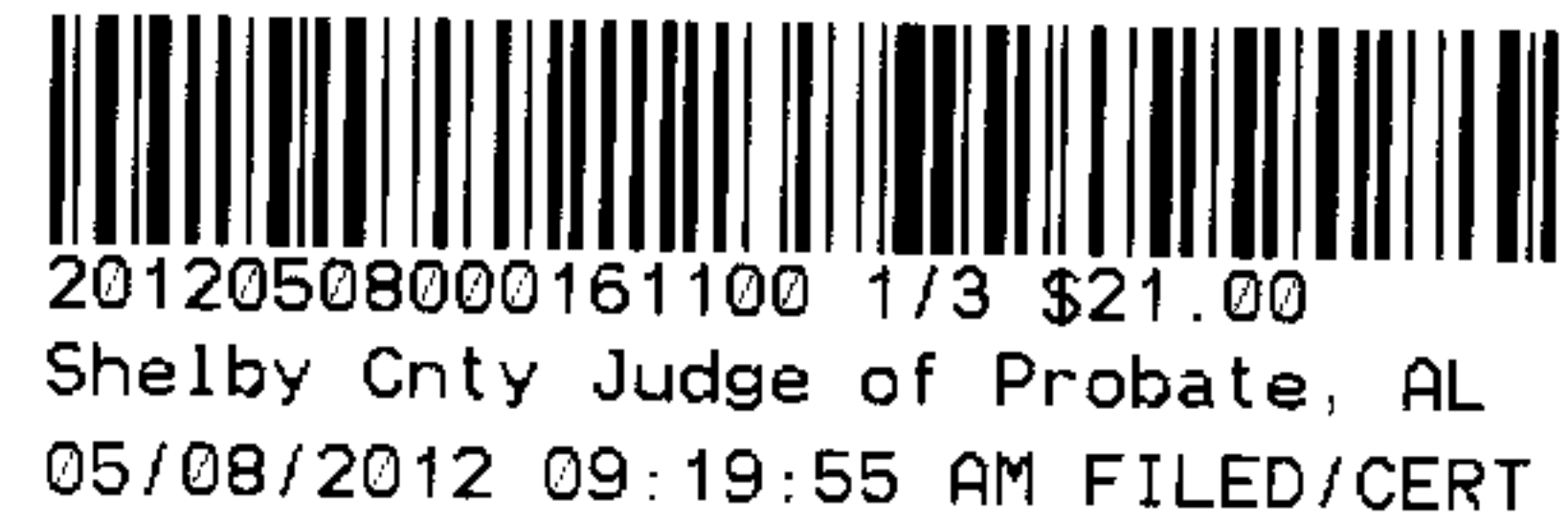
EMILY J. GRIFFIN
1318 MORNING SUN CIRCLE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012201

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00) in hand paid to the undersigned, JIMMY W. HANKS and VICTORIA R. HANKS, Husband and Wife and BRITTANY V. HANKS (NOW KNOWN AS BRITTANY HANKS JACKSON), Married Not Joined By Spouse (hereinafter referred to as "Grantors") by EMILY J. GRIFFIN (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

UNIT 1318, 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 RECORDED 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 PROPERTY CONSTITUTES THE HOMESTEAD OF BRITTANY V. HANKS ONLY (AND NOT HER RESPECTIVE SPOUSE).

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS.
5. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
6. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES.
7. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 2, PAGE 792, AND REAL BOOK 2, PAGE 797 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
8. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.

9. SUBJECT TO LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM LAW OF ALABAMA AS SET OUT IN TITLE 35 CHAPTER 8, CONDOMINIUM OWNERSHIP ACT.
10. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDED BY ARE NOT LIMITED TO ROOF, FOUNDATIONS, PARTY WALLS, WALKWAYS AND ENTRANCE.
11. THE RIGHT OF TENANTS ONLY, IN POSSESSION UNDER RESIDENTIAL LEASES, WITH NO OUTSTANDING OPTIONS TO PURCHASER OR RIGHTS OF FIRST REFUSAL.
12. TERMS AND PROVISIONS OF QUITCLAIM DEED WITH RESERVATION OF RIGHTS BETWEEN DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP LTD. II AND DANIEL PROPERTIES XV LIMITED PARTNERSHIP RECORDED.
13. STORM SEWER AND DRAINAGE EASEMENT BETWEEN DANIEL U.S. PROPERTIES, LTD. AND DANIEL PROPERTIES XV, RECORDED IN REAL BOOK 86, PAGE 349.
14. SEWER LINE EASEMENT AND CONNECTION AGREEMENT.
15. QUITCLAIM DEED WITH RESERVATION OF RIGHTS DATE 1/31/94.
16. BUILDING AND SETBACK LINES OF 25 FEET.

\$53,126.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1st day of May, 2012.

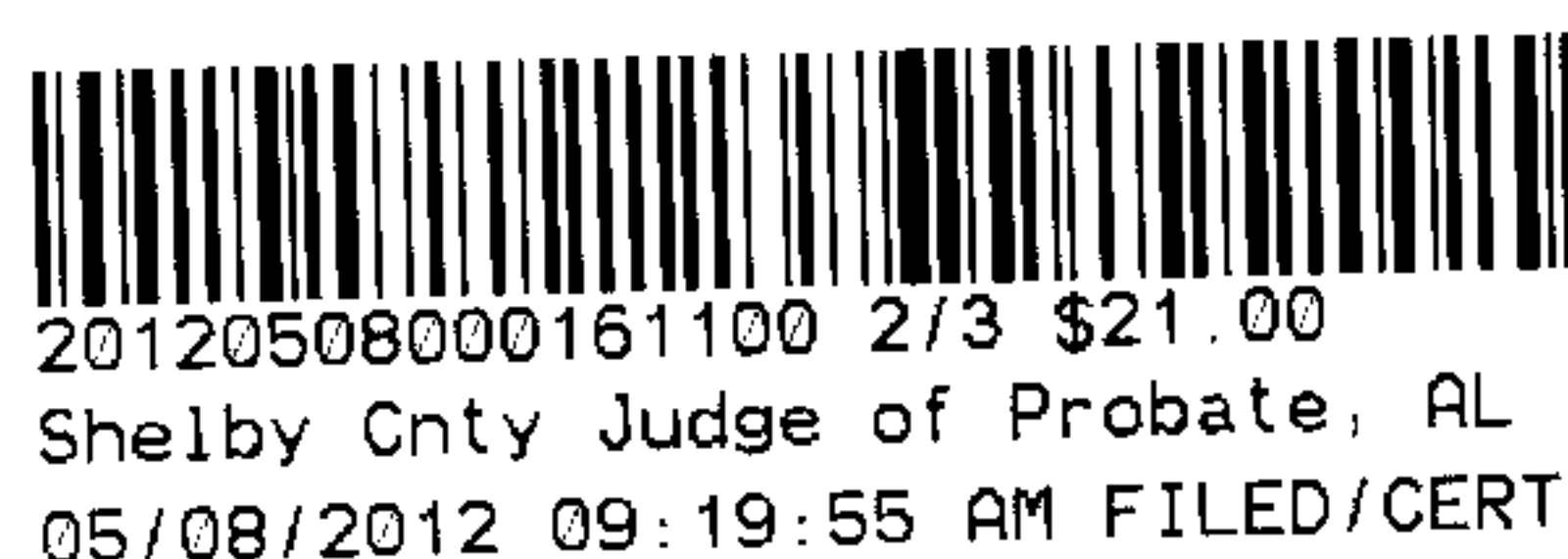
Jimmy W. Hanks by & through his attorney in fact Brittany V. Hanks
JIMMY W. HANKS

BY AND THROUGH HIS ATTORNEY IN FACT,
BRITTANY V. HANKS

Victoria R. Hanks by & through her attorney in fact Brittany V. Hanks
VICTORIA R. HANKS

BY AND THROUGH HER ATTORNEY IN
FACT, BRITTANY V. HANKS

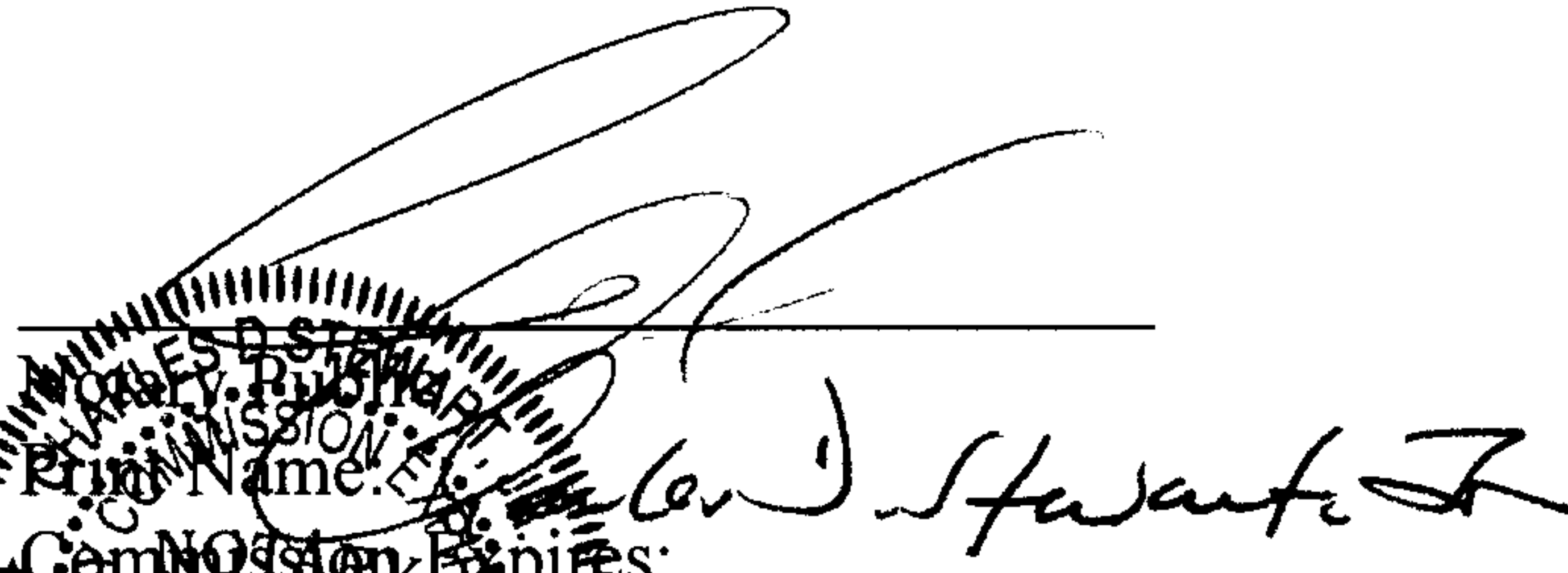
Brittany V. Hanks
BRITTANY V. HANKS



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRITTANY V. HANKS, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of May, 2012.

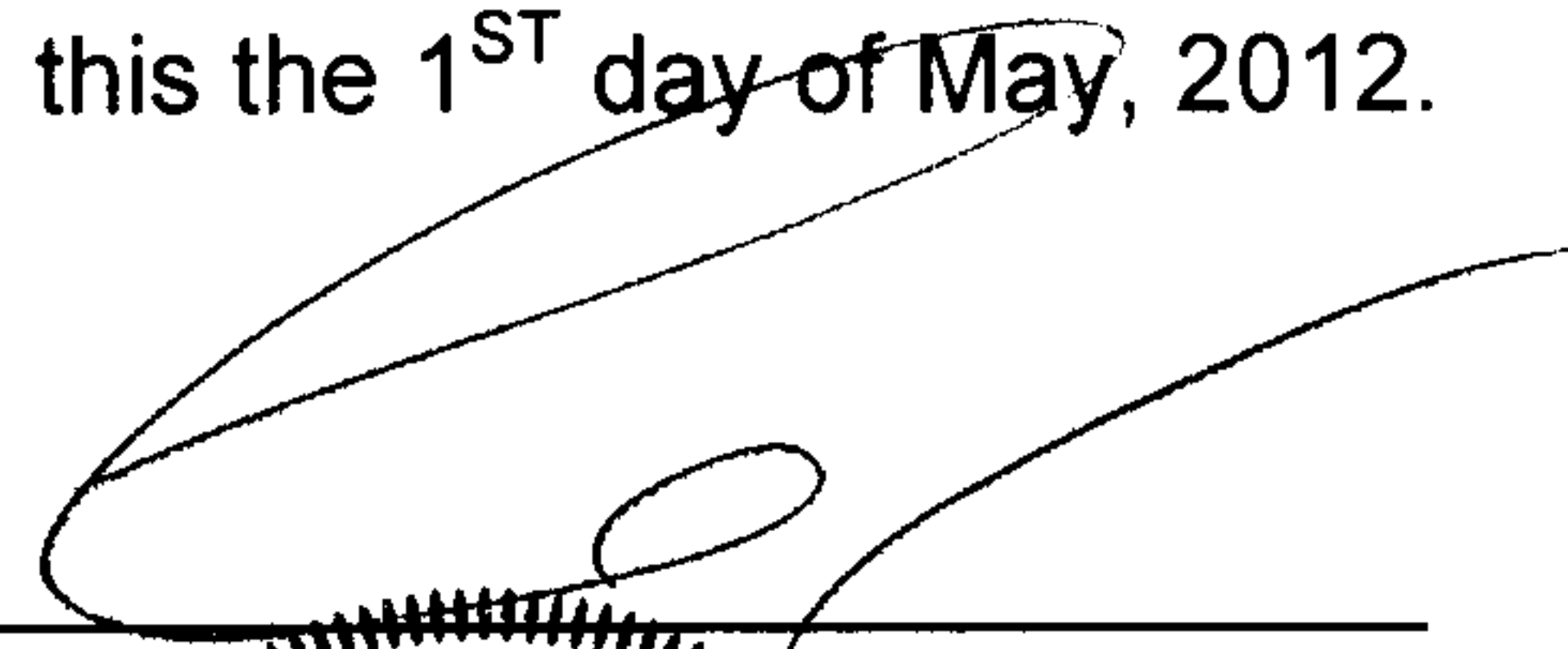

Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-30-16
PUBLIC
April 30, 2016
STATE OF ALABAMA


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that BRITTANY V. HANKS, whose name as Agent and Attorney in fact for JIMMY W. HANKS and VICTORIA R. HANKS, 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 said instrument, she executed the same voluntarily in her capacity as Attorney in fact for JIMMY W. HANKS and VICTORIA R. HANKS on the day the same bears date.

Given under my hand and official seal this the 1ST day of May, 2012.

[NOTARIAL SEAL]


Notary Public
Print Name: CHARLES D. STEWART, JR.
Commission Expires: 4-30-16
PUBLIC
April 30, 2016
STATE OF ALABAMA


20120508000161100 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/08/2012 09:19:55 AM FILED/CERT

Shelby County, AL 05/08/2012
State of Alabama
Deed Tax:\$2.00