

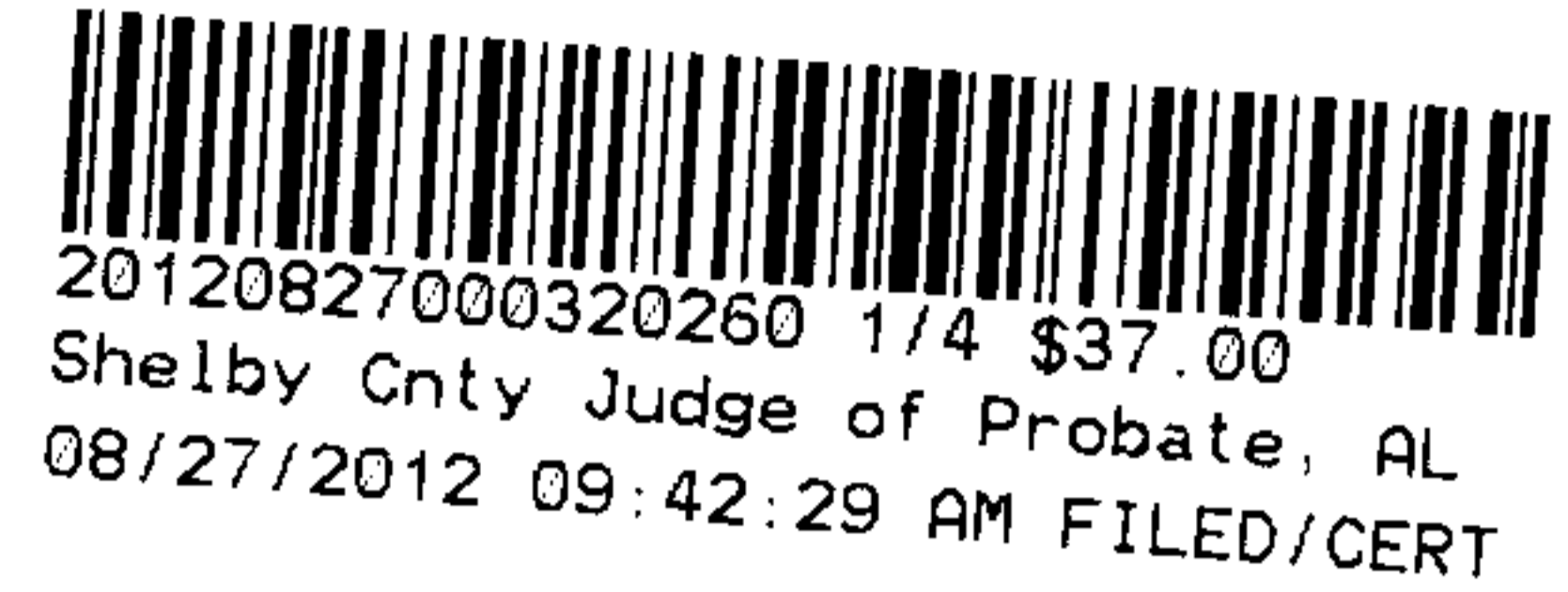
Send tax notice to:

JILL H. DATEMA
809 MORNING SUN DRIVE
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

2012264



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$79,900.00) in hand paid to the undersigned, JANIS J. CORLEY, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by JILL H. DATEMA (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 809, 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 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, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHT OF WAY GRANTED BY DANIEL U.S. PROPERTIES, LTD TO ALABAMA POWER COMPANY, AS RECORDED IN REAL BOOK 2, PAGE 792 AND IN REAL BOOK 2, PAGE 797.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 32, PAGE 48, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.
4. TERMS AND PROVISION OF QUITCLAIM DEED WITH RESERVATION OF RIGHTS BETWEEN DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP LTD., II AND DANIEL PROPERTIES XV LIMITED PARTNERSHIP RECORDED IN INSTRUMENT NO. 1994-03407, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY AND LIMITATIONS ON TITLE CREATED BY THE "CONDOMINIUM OWNERSHIP ACT, CHAPTER I, SECTOIN 35-8-1 ET SEQ., CODE OF ALABAMA, 1975" OR SET FORTH IN THE DECLARATION OF CONDOMINIUM OF HORIZON A CONDOMINIUM DATED 9-19-2001, AND RECORDED IN INSTRUMENT NO. 2001-40927, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; IN THE

BY-LAWS OF THE HORIZON CONDOMINIUM ASSOCIATION, INC. AS SHOWN IN EXHIBIT "D", AND IN THE ARTICLES OF INCORPORATION OF THE HORIZON CONDOMINIUM ASSOCIATION, INC. RECORDED IN INSTRUMENT NO. 2001-40923, IN SAID PROBATE OFFICE.

6. STORM SEWER AND DRAINAGE EASEMENT BETWEEN DANIEL U.S. PROPERTIES, LTD, AND DANIEL PROPERTIES XV, RECORDED IN REAL RECORD 86, PAGE 349, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. SEWER LINE EASEMENT AND CONNECTIONS AGREEMENT BETWEEN DANIEL U.S. PROPERTIES, LTD, AND DANIEL PROPERTIES XV, RECORDED IN REAL RECORD 43, PAGE 611, AS MODIFIED BY THAT CERTAIN FIRST MODIFICATION TO SEWER LINE EASEMENT AND CONNECTION AGREEMENT RECORDED IN REAL RECORD 86, PAGE 355, AND FURTHER MODIFIED BY THAT CERTAIN QUITCLAIM DEED WITH RESERVATION OF RIGHTS DATED 1-31-94, RECORDED IN INSTRUMENT NO. 1994-03407, IN SAID PROBATE OFFICE.
8. TERMS AND CONDITIONS AS SET FORTH IN THAT AGREEMENT DATED JUNE 23, 2011 BY AND BETWEEN HORIZON CONDOMINIUM ASSOCIATION, INC. AND SSWC UTILITIES, INC. AS RECORDED IN INSTRUMENT NO. 200110623000183770, IN SAID PROBATE OFFICE.
9. TERMS AND CONDITIONS AS SET FORTH IN THE RATIFICATION OF AGREEMENT EXECUTED BY JANIS J. CORLEY AS RECORDED IN INSTRUMENT NO. 20120514000171540, IN SAID PROBATE OFFICE.

\$63,920.00 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.


20120827000320260 2/4 \$37.00
Shelby Cnty Judge of Probate, AL
08/27/2012 09:42:29 AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 14th day of June, 2012.

Janis J. Corley
Ey - through Eugene Dow Carder, Jr.
her attorney in fact.

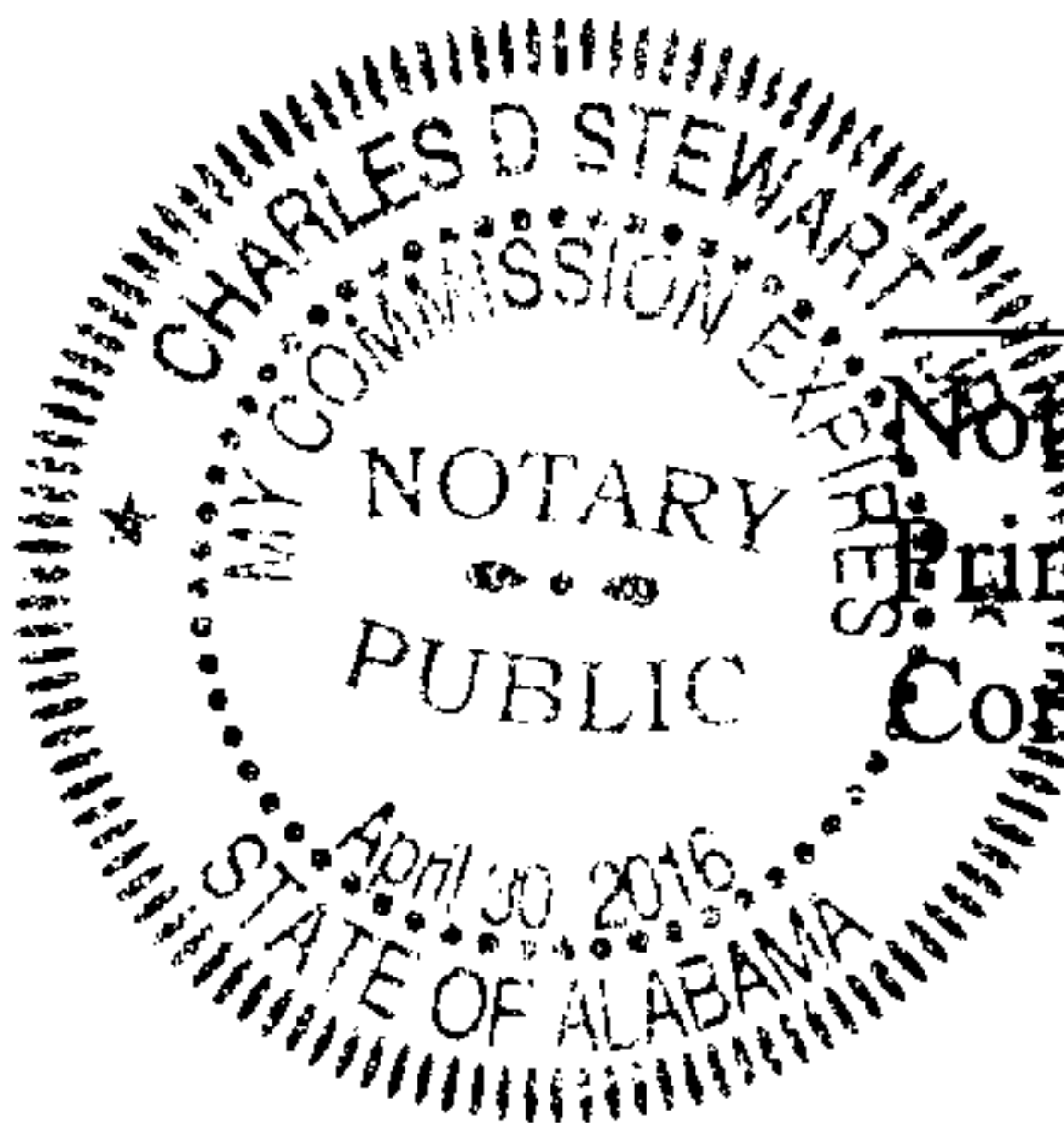
JANIS J. CORLEY
BY AND THROUGH EUGENE DOW CARDER, JR.
HER ATTORNEY IN FACT

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 EUGENE DOW CARDER, JR., whose name as Agent and Attorney in fact for JANIS J. CORLEY, 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, he executed the same voluntarily in his capacity as Attorney in fact for JANIS J. CORLEY on the day the same bears date.

Given under my hand and official seal this the 14TH day of June, 2012.

[NOTARIAL SEAL]



Charles D. Stewart, Jr.

Notary Public
Print Name: CHARLES D. STEWART, JR.
Commission Expires:

6-30-16



20120827000320260 3/4 \$37.00
Shelby Cnty Judge of Probate, AL
08/27/2012 09:42:29 AM FILED/CERT

Shelby County, AL 08/27/2012
State of Alabama
Deed Tax: \$16.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jaris J. Corley
Mailing Address 2451 Regency Dr.
Tupelo, MS
38801

Grantee's Name Jill H. Datena
Mailing Address 809 Morning Sun Dr.
Birmingham, AL
35242

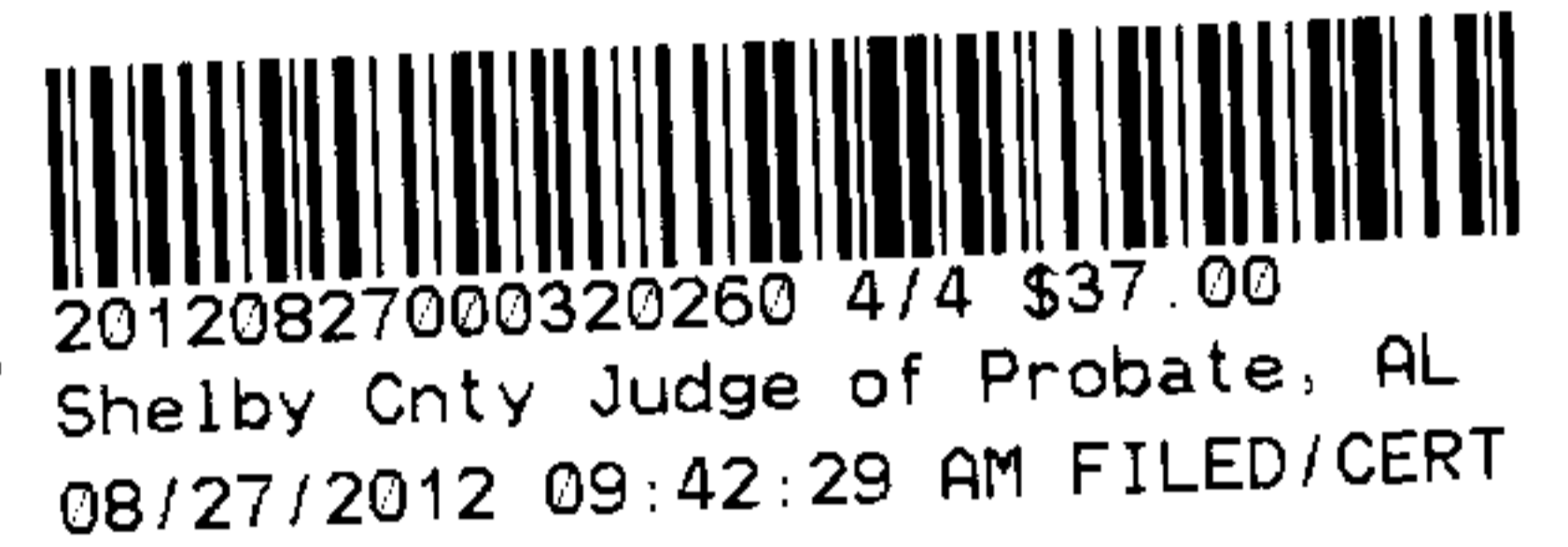
Property Address 809 Morning Sun Dr.
Birmingham
Alabama
35242

Date of Sale 6-14-12
Total Purchase Price \$ 79,900.
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

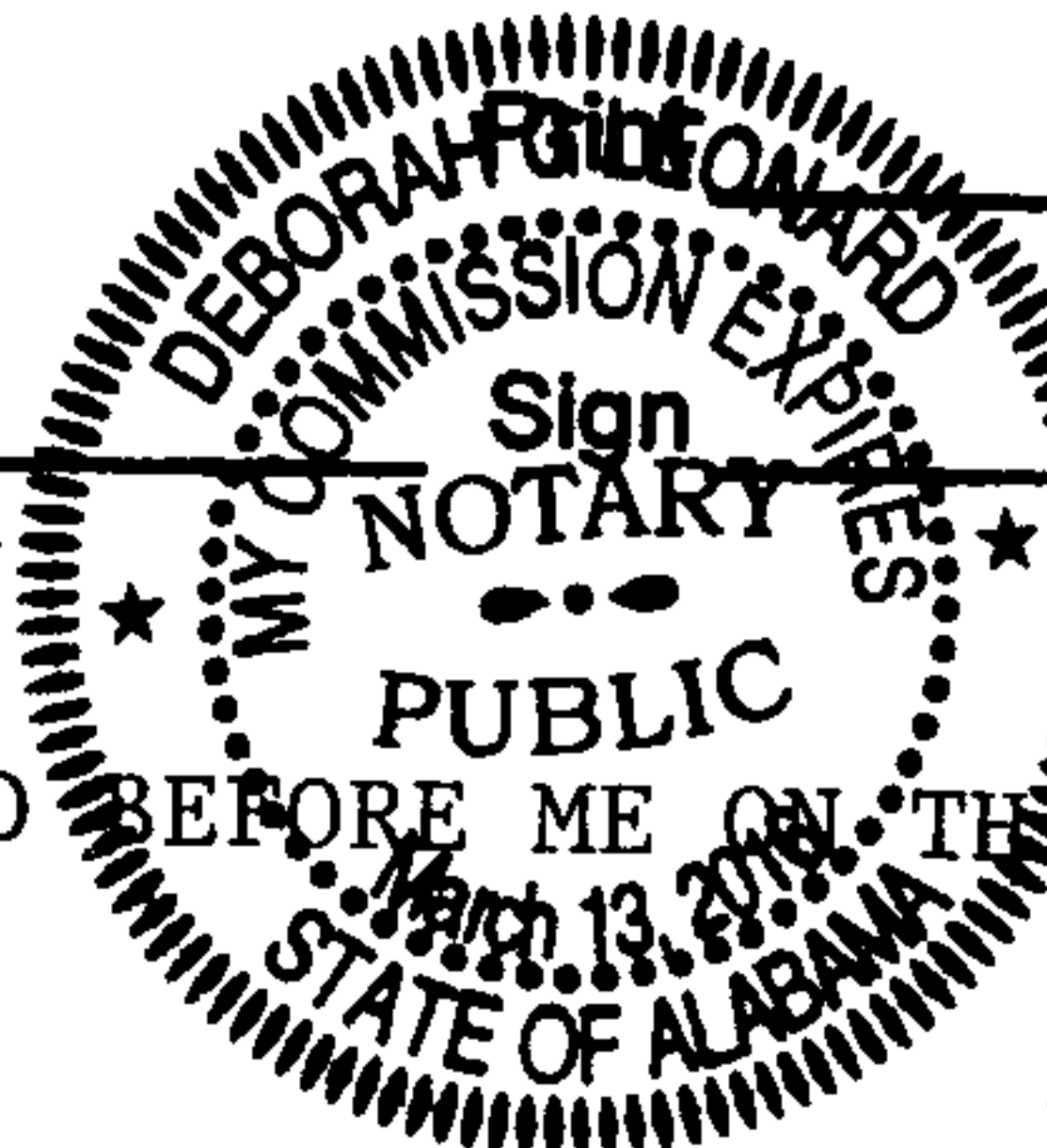
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-14-12

Unattested

(verified by)



Valerie A. England

Valerie A. England

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

14th DAY OF JUNE, 2012.

Deborah F. England
NOTARY PUBLIC

Form RT-1