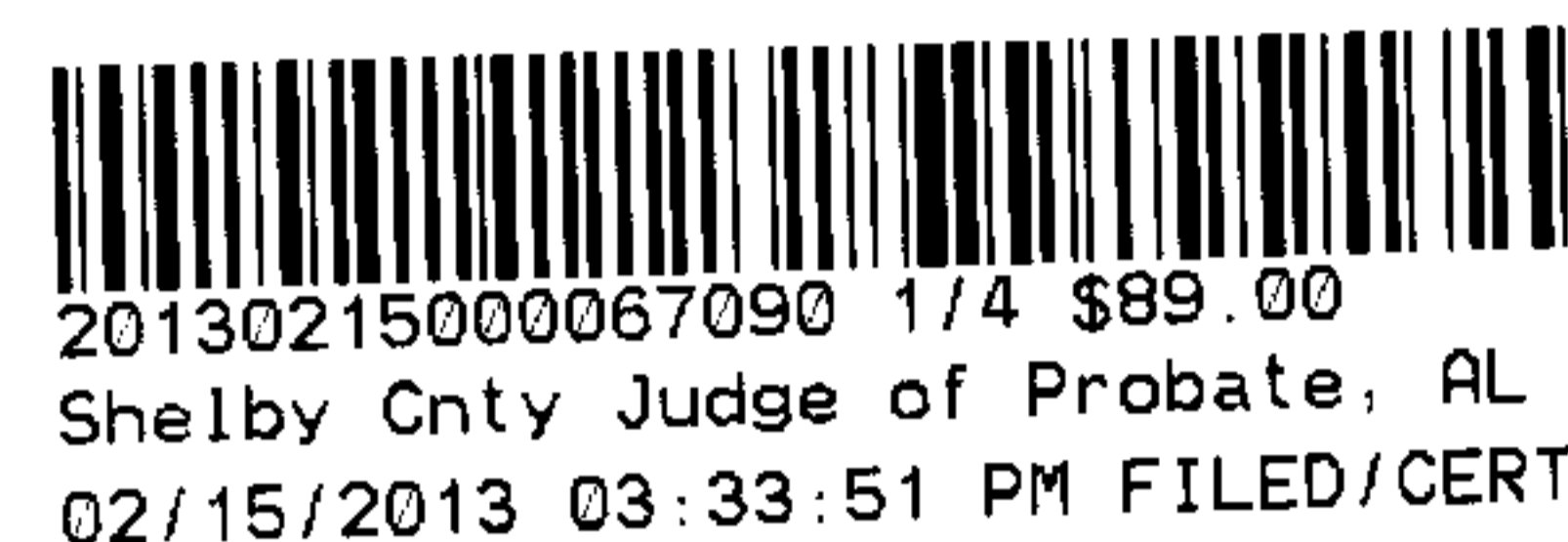


Grantor: Compass Bank <u>8333 Douglas Avenue</u> <u>Dallas Tx 75225</u>	Property Address: 1405 Morning Sun Circle Birmingham, AL 35242 Date of Sale: <u>2-6-13</u> Total Purchase Price: \$ <u>68,000⁰⁰</u> Purchase Price Verification: See deed below
Grantee: Adelaide St. Raymond <u>4133 Kesteven Drive</u> <u>B'ham, AL 35242</u>	

THIS INSTRUMENT PREPARED BY:
 Richard W. Theibert, Attorney
 Najjar Denaburg, P.C.
 2125 Morris Avenue
 Birmingham, Alabama 35203



Send Tax Notice to:
 Adelaide St. Raymond

4133 Kesteven DR
B'ham, AL 35242

STATE OF ALABAMA)
)
 SHELBY COUNTY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by the grantee herein, the receipt whereof is acknowledged, Compass Bank, an Alabama banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto Adelaide St. Raymond, an unmarried person, (herein referred to as "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 1405, 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, and recorded in the Record Plat of Horizon, a Condominium 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 the Articles of Incorporation for Horizon Condominium Association, Inc. as recorded in Instrument 2001-40923, 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.

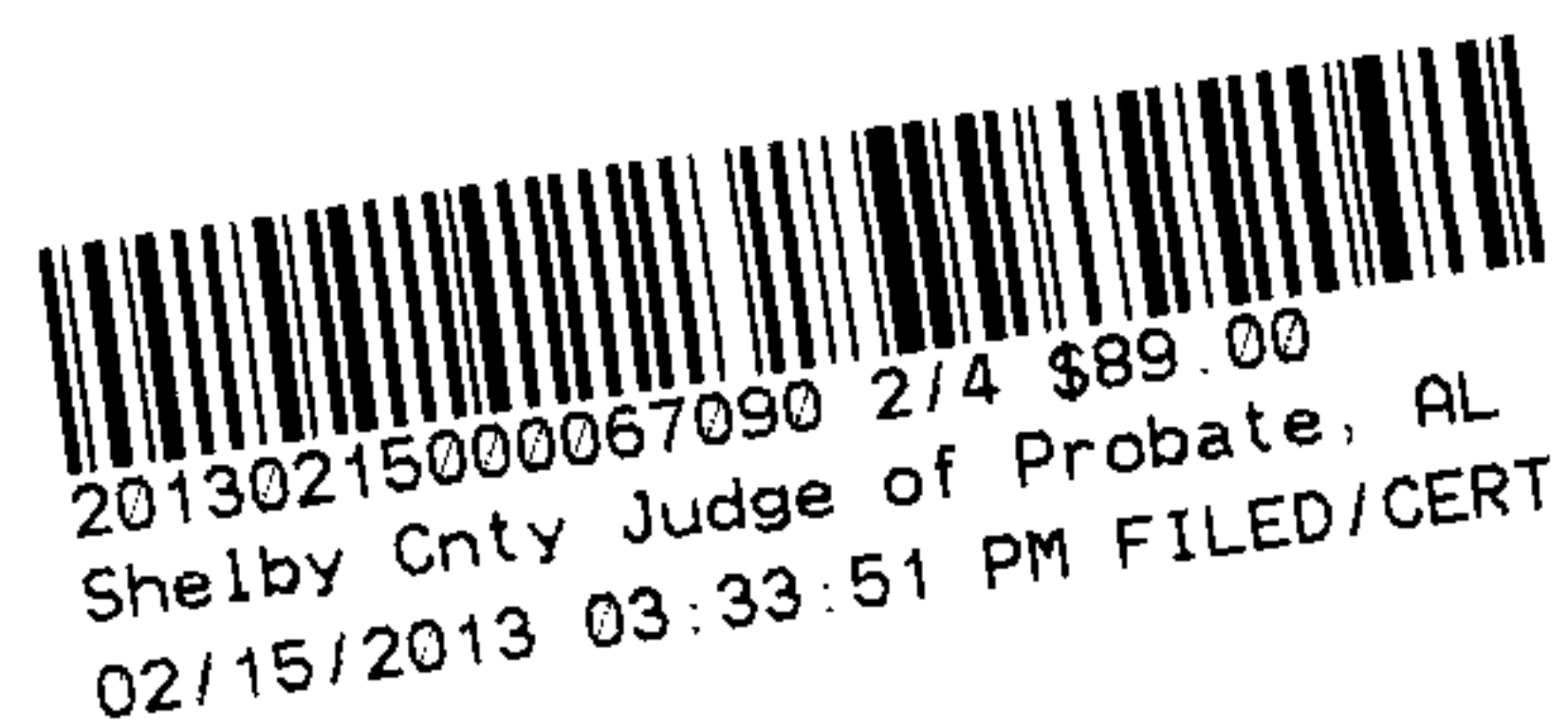
Tax Parcel ID: 10-1-01-0-991-147

SUBJECT TO:

1. Ad valorem taxes for the year, 2013, not yet due and payable.
2. Subject to the outstanding statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of a foreclosure sale held on September 21, 2012. Said statutory right of redemption arises out of that certain foreclosure deed recorded in Instrument 20120921000362200 in the Office of the Judge of Probate of Shelby County, Alabama. Said rights to expire one (1) year from date of foreclosure, i.e. September 21 2013.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Right of way granted by Daniel U.S. Properties, Ltd. to Alabama Power Company, recorded in Real Book 2, Page 792, and in Real Book 2, Page 797, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Deed Book 32, Page 48, in the Probate Office of Shelby County, Alabama.
6. The rights of tenants only, in possession under residential leases, with no outstanding options to purchaser or rights of first refusal.
7. Terms and provision of quitclaim deed with reservation of rights between Daniel U.S. Properties Limited Partnership II and Daniel Properties XV Limited Partnership recorded in Instrument 1994-03407, in the Probate Office of Shelby County, Alabama.
8. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Condominium Ownership Act, Chapter 8, Section 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 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 2001-40923, in said Probate Office.
9. 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.
10. Sewer line easement and connection 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 1994-03407, Agreement and assumption as recorded in Instrument 20110623000183770, conveyance of easement rights as recorded in Instrument 20120514000172460, in the Probate Office of Shelby County, Alabama.
11. Quitclaim deed with reservation of rights dated 1-31-94, recorded in Instrument 1994-03407, in the Probate Office of Shelby County, Alabama.
12. Articles of Incorporation for Horizon Condominium Association, Inc. as recorded in Instrument 2001- 40923, in the Probate Office of Shelby County, Alabama.

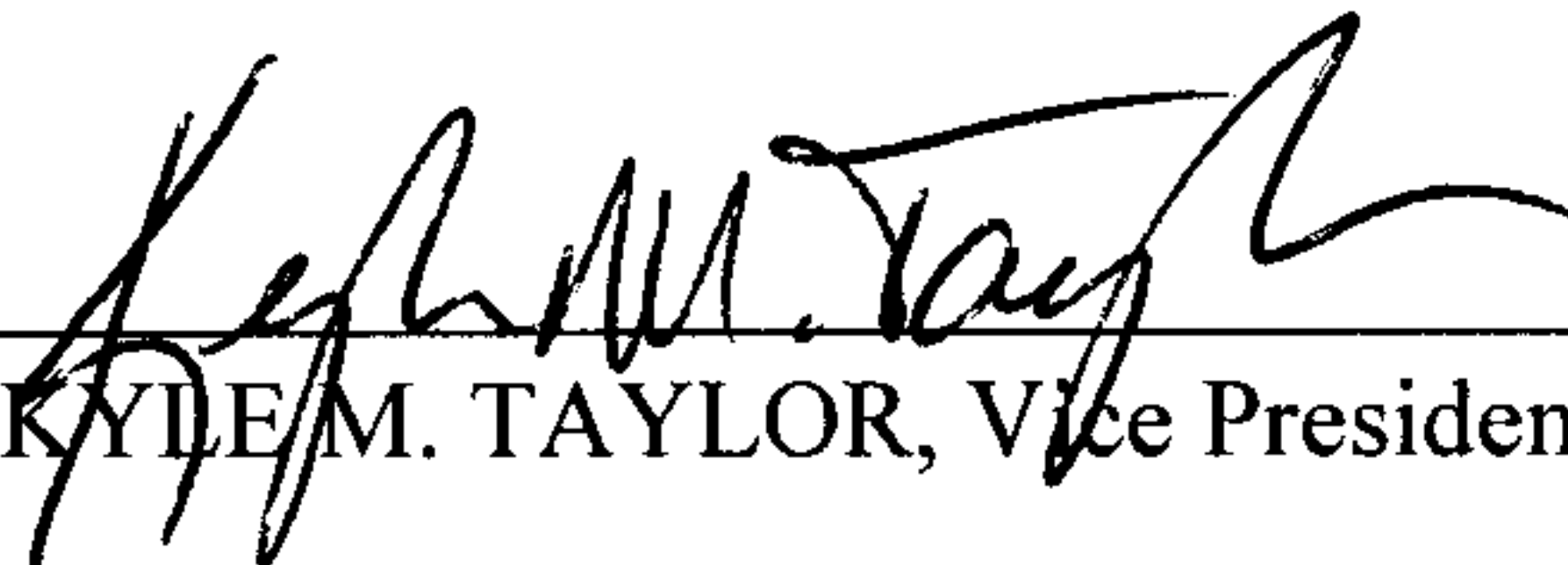
TO HAVE AND TO HOLD to the said GRANTEE, his/her heirs and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.



IN WITNESS WHEREOF, Compass Bank, an Alabama banking corporation, by Kyle M. Taylor, whose name as a Vice President of Compass Bank, has hereto set his signature and seal, this 4th day of February, 2013.

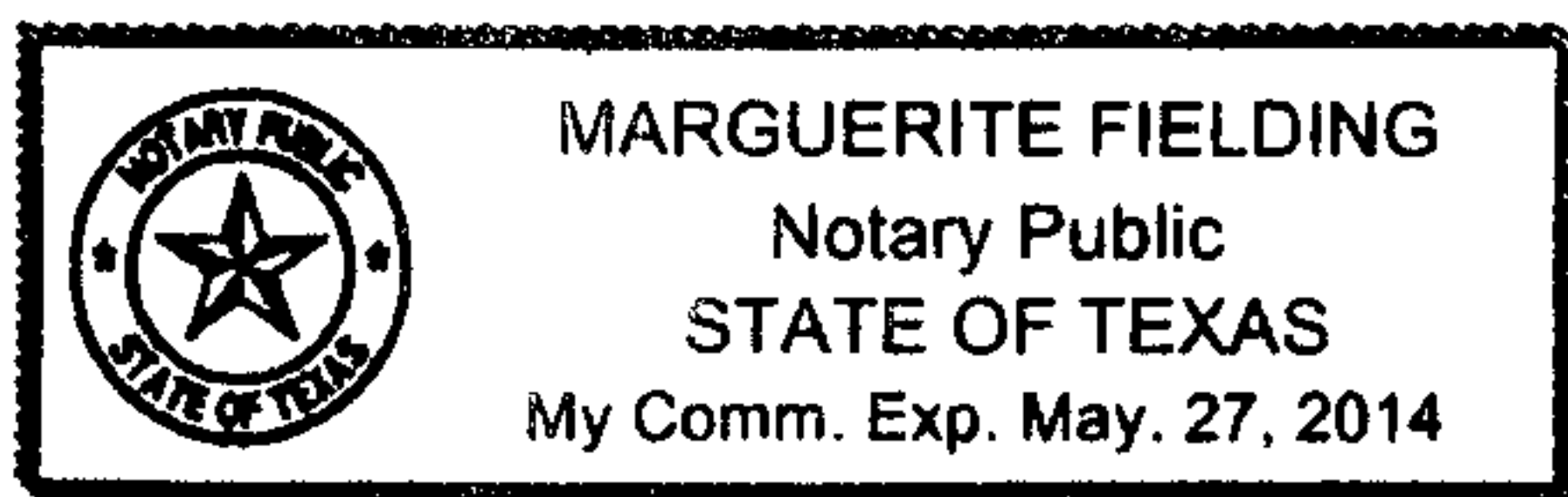
Compass Bank, an Alabama banking corporation

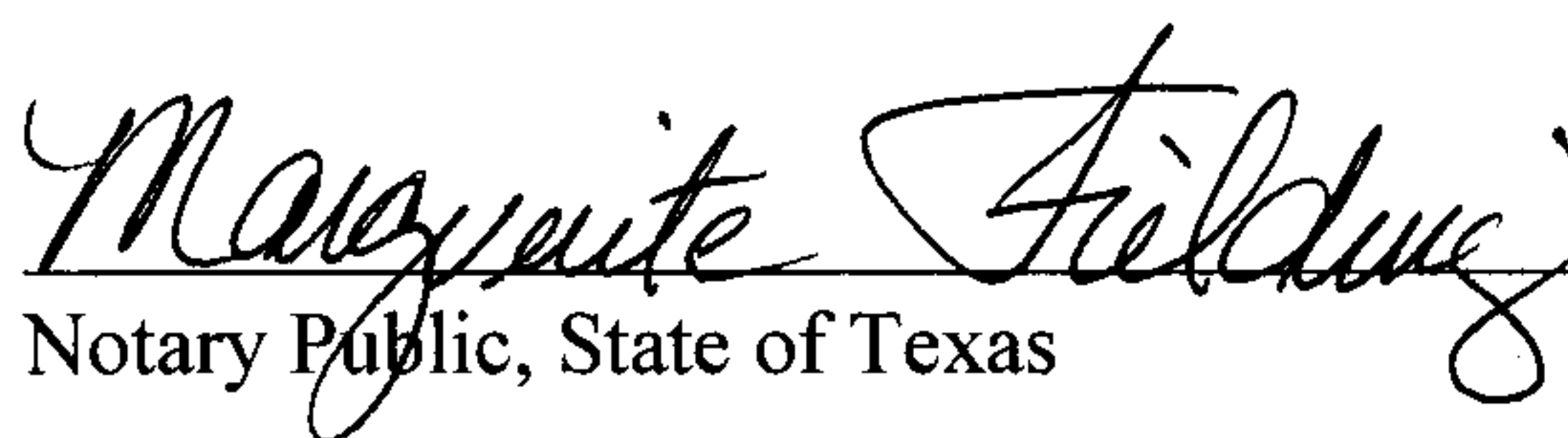
By: 
KYLE M. TAYLOR, Vice President


STATE OF TEXAS)
) CORPORATE ACKNOWLEDGMENT
COUNTY OF DALLAS)

I, the undersigned, a Notary Public, in and for the State of Texas hereby certify that Kyle M. Taylor, whose name as a Vice President of Compass Bank, an Alabama banking corporation, signed the foregoing conveyance, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this 4th day of February, 2013.




Notary Public, State of Texas


20130215000067090 3/4 \$89.00
Shelby Cnty Judge of Probate, AL
02/15/2013 03:33:51 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Compass Bank
Mailing Address P.O. Box 650561
Dallas TX 75261

Grantee's Name Adelaide St. Raymond
Mailing Address 4133 Kesteven Dr
Birmingham AL 35242

Property Address 1405 Morning Sun Circle
Birmingham AL 35242

Date of Sale 2-6-13
Total Purchase Price \$ 68,000.00
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 1-28-13

Print Laurne Pacheco / First American Title

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1