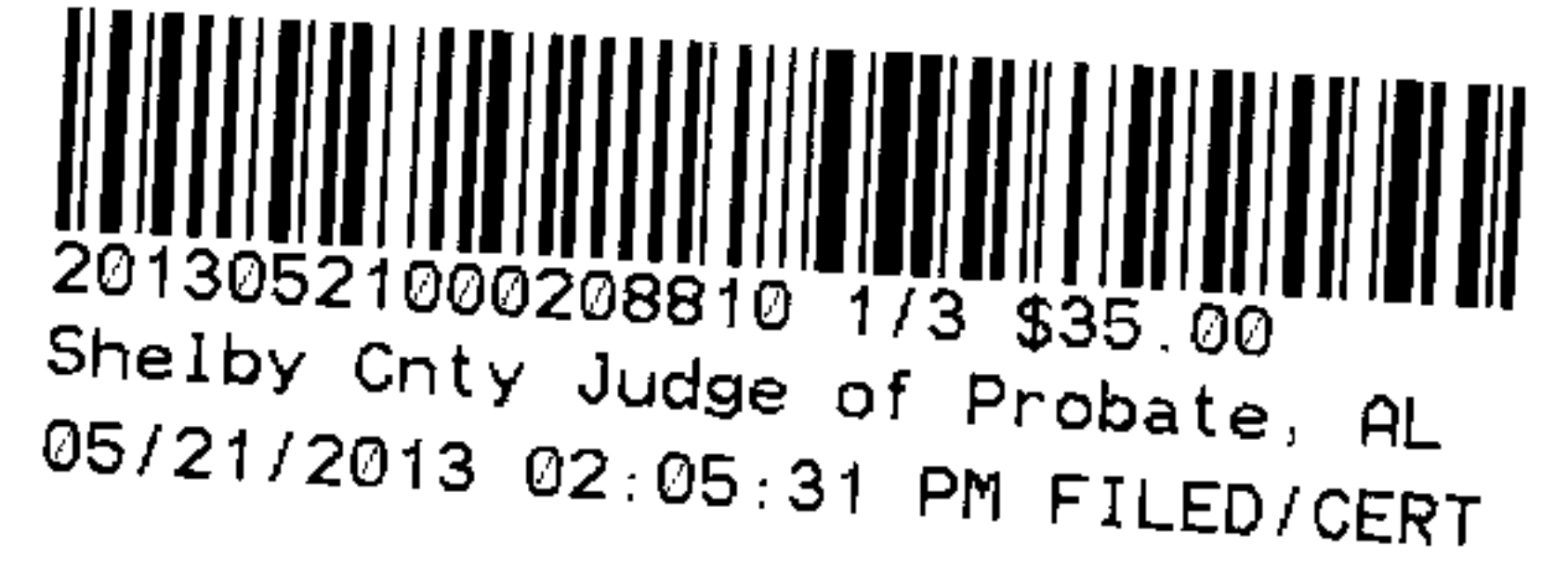


13-146

Send tax notice to: Maria H. Goodson, 1702 Morning Sun Circle, Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2804 Greystone Commercial Blvd., Birmingham, Al. 35242



GENERAL WARRANTY DEED

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty-three thousand and no/100 (\$83,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

John A. Matthews, an unmarried man
whose mailing address is: 110 Aaron Park Court, Pelham, AL 35124

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto
Maria H. Goodson

whose mailing address is: **1702 Morning Sun Circle, Birmingham, Al. 35242**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1702 Morning Sun Circle, Birmingham, Al. 35242**, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$66,400 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 17th day of May, 2013.

John A. Matthews (Seal)
JOHN A. MATTHEWS

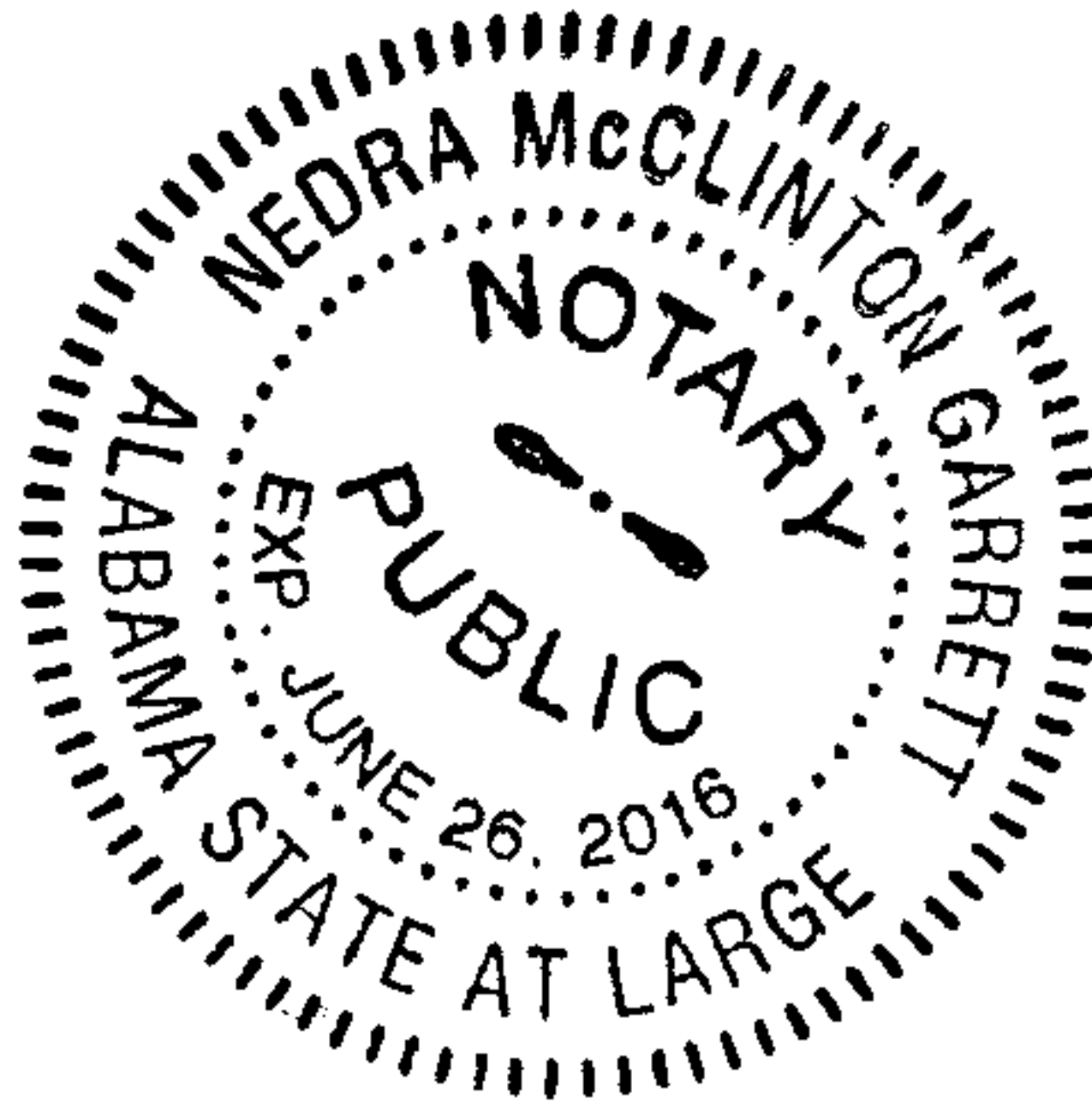
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Matthews, an unmarried man, whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of May, 2013.

Nedra McClinton Garrett
NOTARY PUBLIC


My commission expires: 6/26/16



20130521000208810 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
05/21/2013 02:05:31 PM FILED/CERT

EXHIBIT A

Unit 1702, 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 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.


20130521000208810 3/3 \$35.00
Shelby Cnty Judge of Probate, AL
05/21/2013 02:05:31 PM FILED/CERT