


Send tax notice to:

TYLER JASPER
1601 MORNING SUN CIRCLE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA
Shelby COUNTY

2014488


20140925000301260 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
09/25/2014 12:25:11 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand Five Hundred and 00/100 Dollars (\$60,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ALAN LANCASTER and DEBBIE LANCASTER, HUSBAND AND WIFE, AND LAURIE LANCASTER, A SINGLE INDIVIDUAL **whose mailing address** is: 1046 Waters Edge Cir, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by TYLER JASPER **whose mailing address** is: 1601 MORNING SUN CIRCLE, BIRMINGHAM, AL, 35242 (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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. 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.
3. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN DEED BOOK 32, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. THE RIGHTS OF TENANTS ONLY, IN POSSESSION UNDER RESIDENTIAL LEASES, WITH NO OUTSTANDING OPTIONS TO THE PURCHASER OR RIGHTS OF FIRST REFUSAL.
5. TERMS AND PROVISIONS OF QUITCLAIM DEED WITH RESERVATION OF RIGHTS BETWEEN DANIEL US PROPERTIES LIMITED PARTNERSHIP II AND DANIEL PROPERIES IV LIMITED PARTNERSHIP RECORDED IN INSTRUMENT 1994-03407, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. 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 2011-40923, IN SAID PROBATE OFFICE.
7. SEWER LINE EASEMENT AND CONNECTON 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



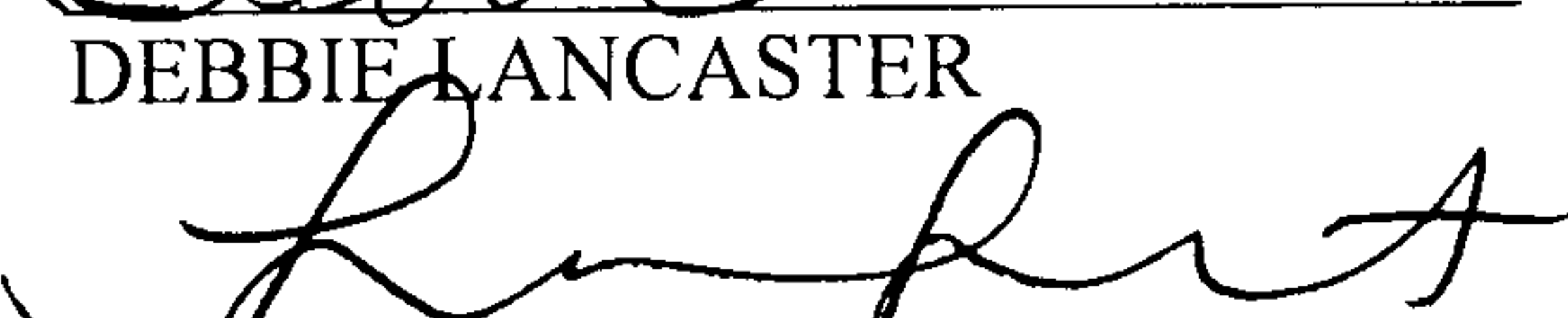
AGREEMENT RECORDED IN REAL RECORD, 86, PAGE 355, AND FURTHER MODIFIED BY THAT CERTAIN QUITCLAIM DEED WITH RESERVATION OF RIGHTS DATED 1-31-94 RECORDED IN INSTRUMENT 1994-03407, AGREEMENT AND ASSUMPTION AS RECORDED IN 2011023000183770, CONVEYANCE OF EASEMENT RIGHTS AS RECORDED IN INSTRUMENT 20120514000172460, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

8. QUITCLAIM DEED WITH RESERVATION OF RIGHTS DATED 1-31-94, RECORDED IN INSTRUMENT 1994-03407, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. ARTICLES OF INCORPORATION FOR HORIZON CONDOMINIUM ASSOCIATION, INC. AS RECORDED IN INSTRUMENT 2001-40923, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. AGREEMENT WITH SWWC UTILITIES, INC. RECORDED IN INSTRUMENT 20110623000183770 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$59,403.00 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 16th day of September, 2014.


ALAN LANCASTER

DEBBIE LANCASTER

LAURIE LANCASTER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALAN LANCASTER and DEBBIE LANCASTER and LAURIE LANCASTER, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of September, 2014.

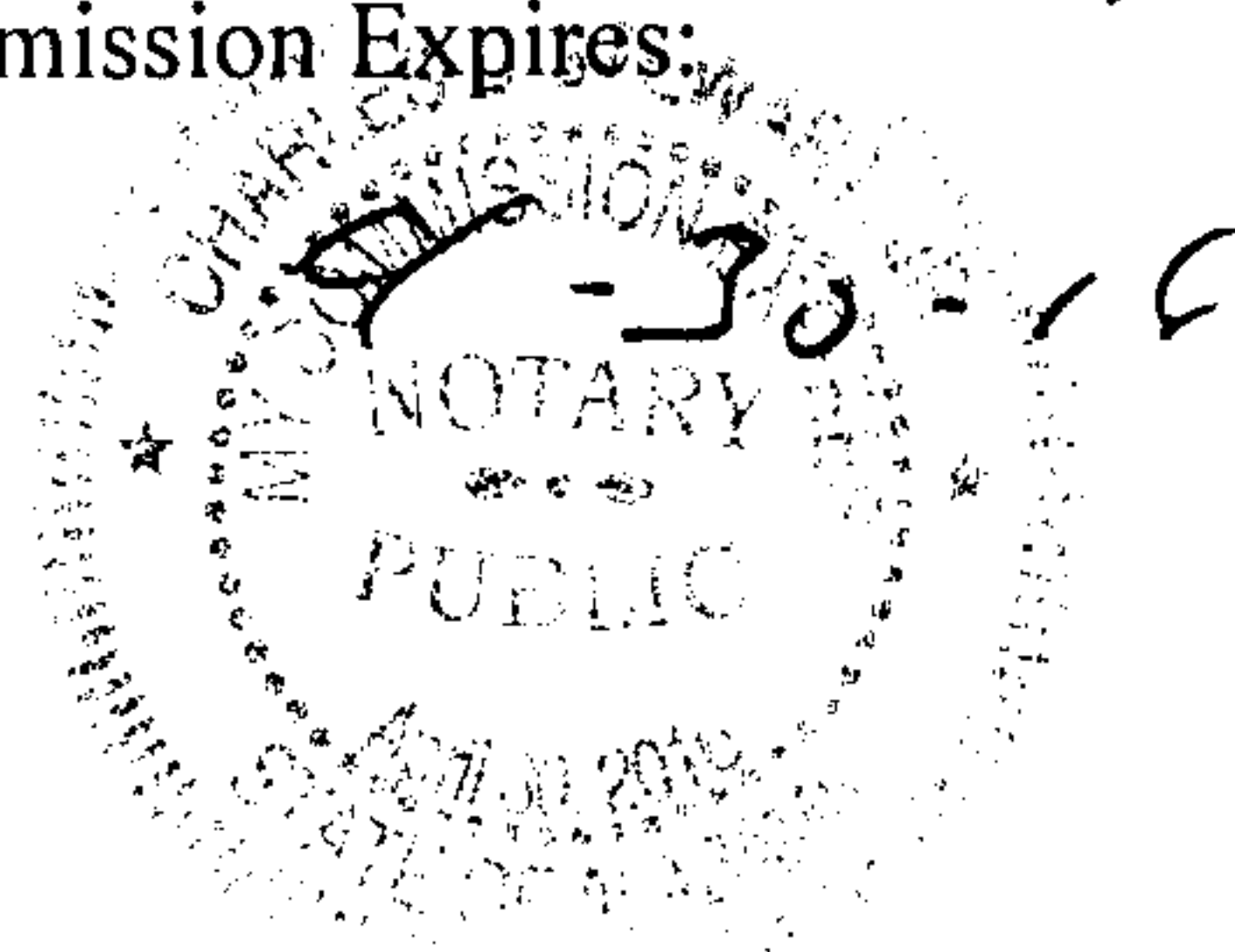


Notary Public

Print Name:

Commission Expires:


Charles D. Stewart, Jr.





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EXHIBIT "A" - LEGAL DESCRIPTION

Unit 1601, 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.



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