

Prepared by:
J. Scott Barnett
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20141941

Send Tax Notice To:
Walter N. Denton Nancy J. Denton
1402 Morning Sun Circle
Unit 1402
Birmingham, AL 35242

WARRANTY DEED
Joint Tenancy With Right of Survivorship


20150106000005930 1/3 \$113.00
Shelby Cnty Judge of Probate, AL
01/06/2015 12:40:19 PM FILED/CERT

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ninety Three Thousand Dollars and No Cents (\$93,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Lori Haroldsen, a single woman**, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Walter N. Denton and Nancy J. Denton** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, unto the said GRANNEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANNEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANNEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this the 14th day of November, 2014.

Lori Haroldsen by Rachel Broadhead, her attorney in fact

Lori Haroldsen by Rachel Broadhead, her attorney in fact

Shelby County, AL 01/06/2015
State of Alabama
Deed Tax: \$93.00

State of Alabama
County of Jefferson

I, J. Scott Barnett, a Notary Public, in and for said County in said State, hereby certify that Lori Haroldsen by Rachel Broadhead, her attorney in fact by power of attorney, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she, in her capacity as such attorney-in-fact and with full authority executed the same voluntarily for and as the act of the said Karen Posey on the day the same bears date.

Given under my hand and seal of office, this the 14th day of November, 2014.


Notary Public: J. Scott Barnett
My Commission Expires: April 07, 2015



20150106000005930 2/3 \$113.00
Shelby Cnty Judge of Probate, AL
01/06/2015 12:40:19 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

UNIT 1402, 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.

Real Estate Sales Validation Form

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

Grantor's Name Lori Haroldsen

Grantee's Name Walter N. Denton
Nancy J. Denton

Mailing Address 4566 Eastbourne Bay
Oxnard, CA 93035

Mailing Address 1402 Morning Sun Circle, Unit 1402
Birmingham, AL 35242

Property Address 1402 Morning Sun Circle, Unit 1402
Birmingham, AL 35242

Date of Sale November 14, 2014
Total Purchase Price \$93,000.00

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
XX 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.

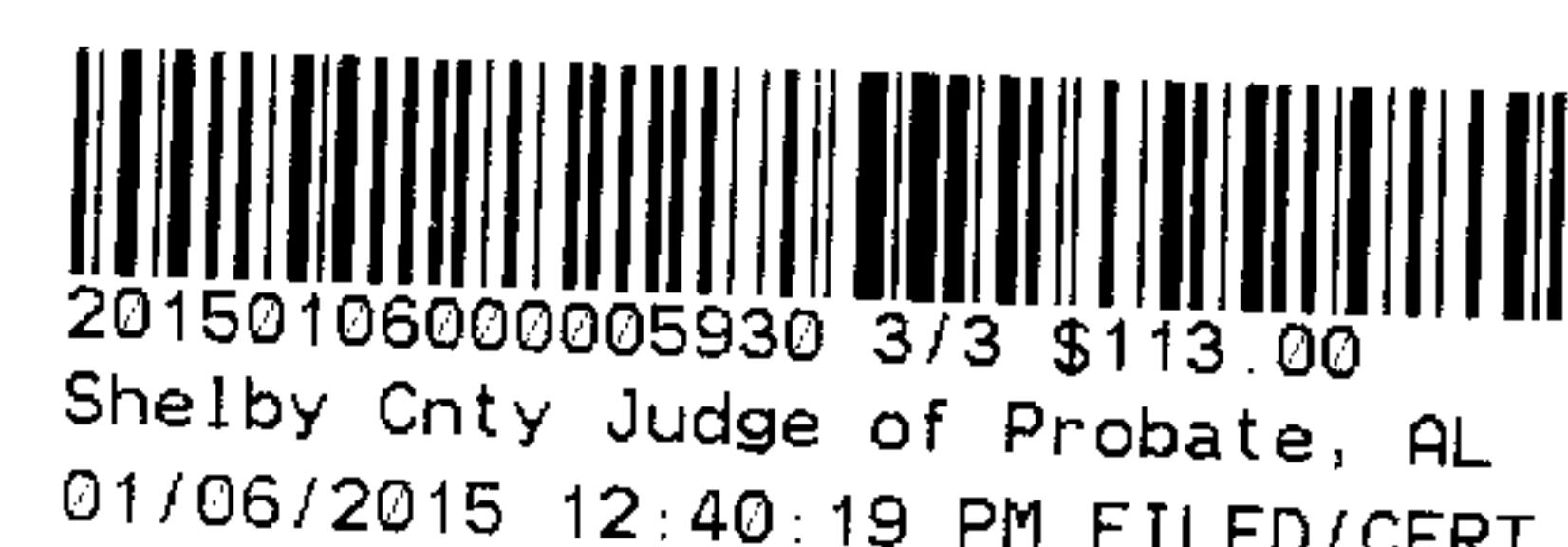
Instructions

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 of 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 November 14, 2014

Print Lori Haroldsen

Unattested

(verified by)

Sign

Lori Haroldsen, by Leslie Broadhead, her attorney in fact
(Grantor/Grantee/Owner/Agent) circle one