

Send tax notice to:


DYLAN HARLEY  
708 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

2015161

**WARRANTY DEED**

  
20150327000096930 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
03/27/2015 12:20:24 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand and 00/100 Dollars (\$90,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, NORMAN W. NACCARI and JANICE A. NACCARI, HUSBAND AND WIFE **whose mailing address** is: 2908 Summerwood Circle, Birmingham AL 35242 (hereinafter referred to as "Grantors") by DYLAN HARLEY **whose mailing address** is: 708 MORNING SUN DRIVE, 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, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
3. STORM SEWER AND DRAINAGE EASEMENT AS RECORDED IN REAL VOLUME 86, PAGE 349.
4. SEWER LINE EASEMENT AND CONNECTION AGREEMENT AS RECORDED IN REAL VOLUME 43, PAGE 611, MODIFIED IN REAL VOLUME 86, PAGE 355 AND RUTHER MODIFIED IN INSTRUMENT #1994-3406.
5. RESERVATION OF RIGHTS AS CONTAINED IN INSTRUMENT #1994-03407.
6. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.
7. TITLE TO ALL MINERALS WITHIN AND UNDELYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MATERIALS.
8. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 2, PAGES 792 AND 797.
9. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONIS, ON TITLE CREATED BY THE "CONDOMINIUM OWNERSHIP ACT", CHAPTER 8, SECTION 35-8-1 ET SEQ, CODE OF ALABAMA 1975, AND/OR THE "ALABAMA UNIFORM CONDOMINIUM ACT OF 1991", CHAPTER 8A, SECTIONS 35-8A-101 ET SEQ, CODE OF ALABAMA 1975, OR SET FORTH IN THE DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, DATED 9/19/01 AND RECORDED IN INSTRUMENT #2001-40927, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; IN THE BY-LAWS OF HORIZON CONDOMINIUM ASSOCIATION, RECORDED IN INSTRUMENT #2001-40927,





IN SAID PROBATE OFFICE; IN THE ARTICLES OF INCORPORATIONS OF HORIZON CONDOMINIUM DEVELOPMENT, INC., RECORDED IN INSTRUMENT #2001-40923, IN SAID PROBATE OFFICE; IN ANY INSTRUMENT CREATING THE ESTATE OR INTERST INSURED BY THIS POLICY; AND IN ANY OTHER ALLIED INSTRUMENT REFERRED TO IN ANY OF THE INSTRUMENTS AFORESAID.

\$81,000.00 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.

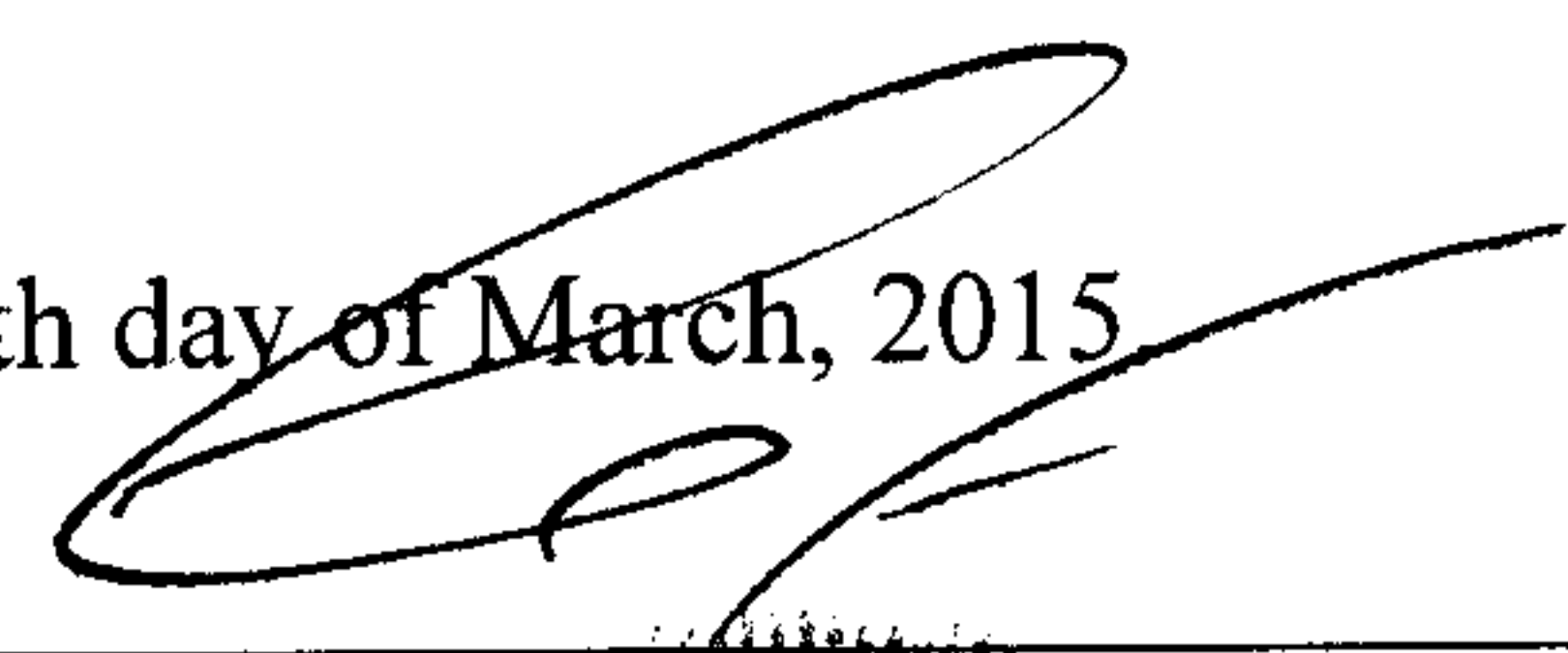
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19th day of March, 2015.

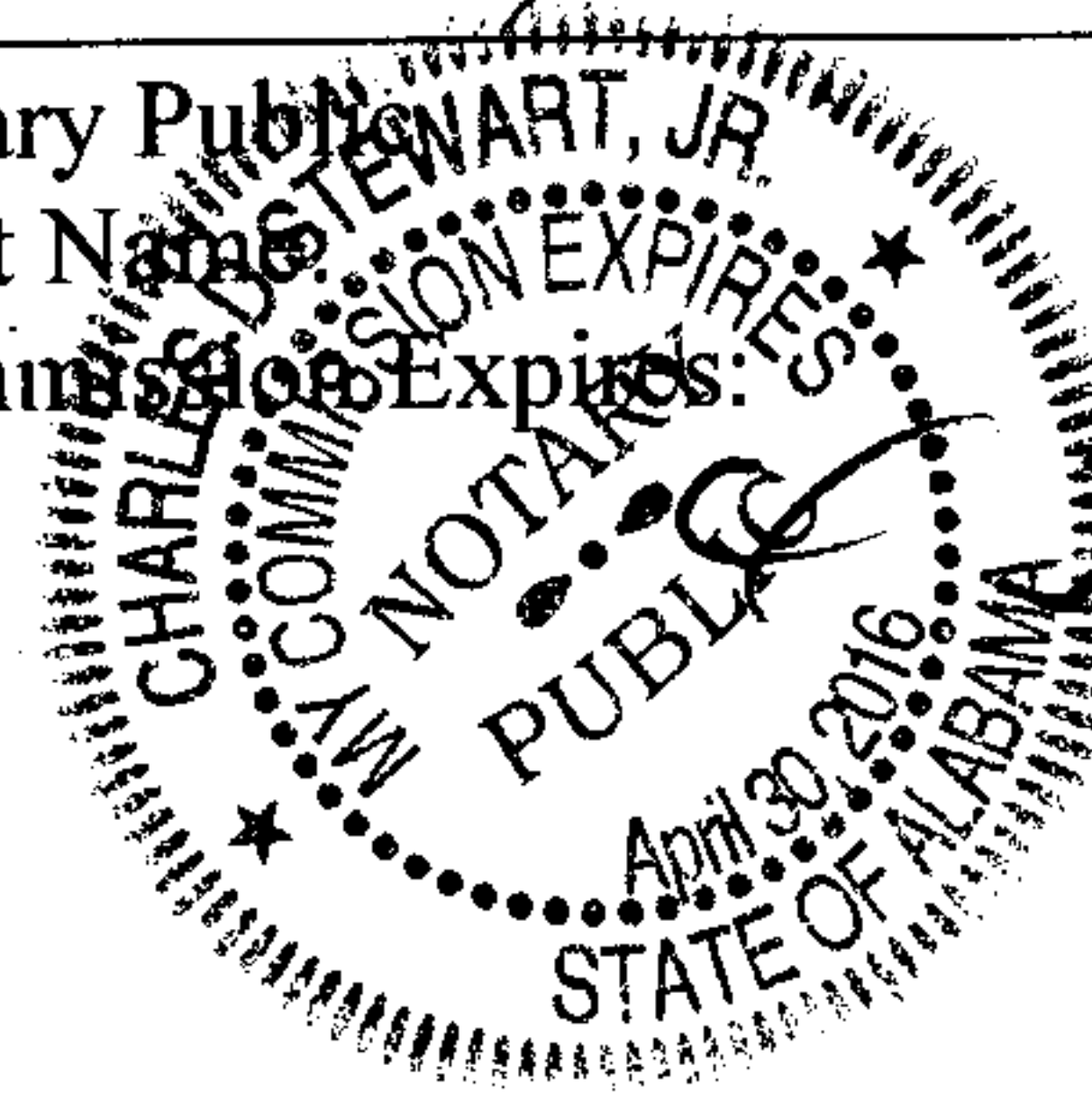
  
NORMAN W. NACCARI  
  
JANICE A. NACCARI

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NORMAN W. NACCARI and JANICE A. NACCARI, whose name 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of March, 2015

  
Notary Public  
Print Name  
Commission Expires:



20150327000096930 2/3 \$29.00  
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## **EXHIBIT "A"**

Unit 708, 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 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.



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