

Send tax notice to:
LEONORA WHITTEN
1503 MORNING SUN CIRCLE
BIRMINGHAM, ALABAMA, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2015370

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, LIANO PROPERTIES, LLC, A LIMITED LIABILITY COMPANY whose mailing address is: 444 OAK TREE DRIVE, CHELSEA, AL 35043 (hereinafter referred to as "Grantor") by LEONORA WHITTEN whose mailing address is: 1503 MORNING SUN CIRCLE, BIRMINGHAM, ALABAMA, 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 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 UNDELRYING 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 INTEREST INSURED BY THIS POLICY; AND IN ANY OTHER ALLIED INSTRUMENT REFERRED TO IN ANY OF THE INSTRUMENTS AFORESAID.

10. AGREEMENT RECORDED IN INSTRUMENT NO. 2012-17216.

\$ 0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, LIANO PROPERTIES, LLC, by CHARLES J. GAGLIANO, its MEMBE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 12th day of June, 2015.

LIANO PROPERTIES, LLC,

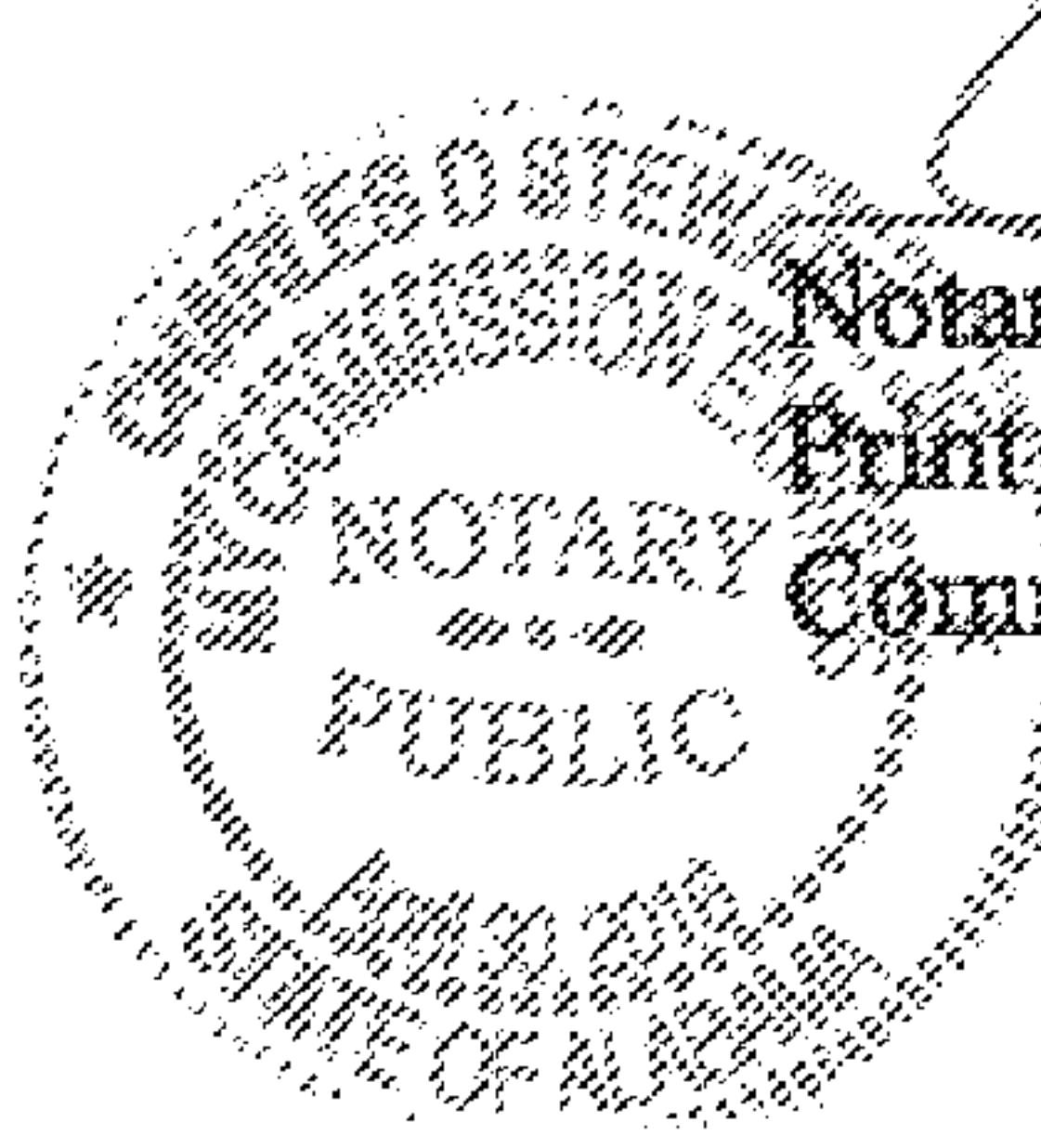
Charles J. Gagliano
BY: CHARLES J. GAGLIANO
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES J. GAGLIANO, whose name A MEMBER OF OF LIANO PROPERTIES, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

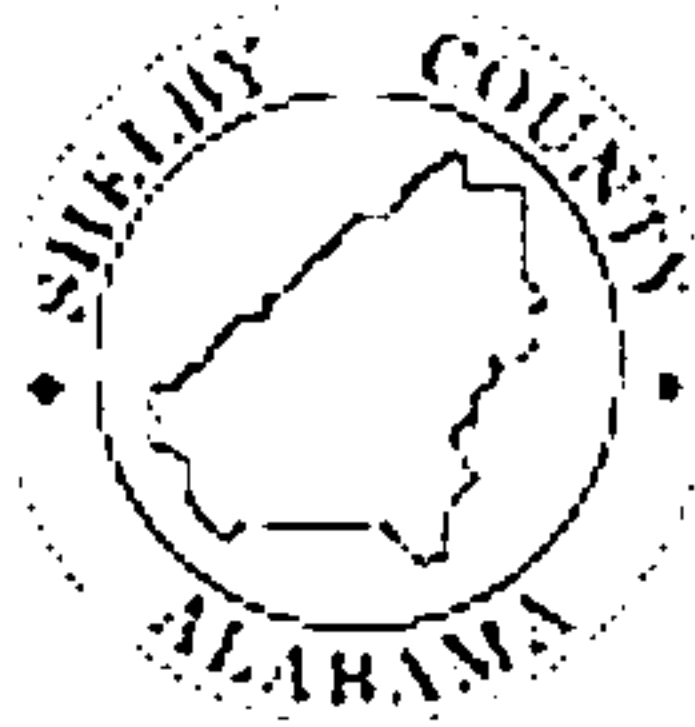
Given under my hand and official seal this the 12th day of June, 2015.

[Signature]
Notary Public
Print Name: *Charles J. Gagliano*
Commission Expires: *6-20-16*



LEGAL DESCRIPTION

Unit 1503; 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.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/16/2015 10:57:06 AM
\$120.00 CHERRY
20150616000200930

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the typed name of the County Clerk.