

This instrument prepared by:  
David Ovson  
2501 20th Place South, Suite 420  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Equity Trust Company Custodian FBO  
David S. Burnett, IRA

### WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

20150825000295370  
08/25/2015 10:32:14 AM  
DEEDS 1/3

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Sixty three Thousand Dollars And No/100 Dollars (\$63,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Daniel P. Davidson, a married man, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Equity Trust Company Custodian FBO David S. Burnett, IRA, (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

See Exhibit "A"

Said property is not the homestead of the Grantor or Grantors spouse.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as Daniel P. Davidson on July 7, 2015.

  
Daniel P. Davidson

STATE OF North Carolina  
COUNTY OF Mecklenburg

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel P. Davidson, 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 7<sup>th</sup> day of July, 2015.

  
Notary Public  
My commission expires: 11/7/19

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**20150825000295370 08/25/2015 10:32:14 AM DEEDS 2/3**

Unit 804, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Inst. No. 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.

**20150825000295370 08/25/2015 10:32:14 AM DEEDS 3/3**

Grantor's Name Daniel P. Davidson

Grantee's Name Equity Trust Company Custodian FBO  
David S. Burnett, IRA

Mailing Address 804 Morning Sun Drive  
Birmingham, AL 35242

Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Property Address 804 Morning Sun Drive  
Birmingham, AL 35242

Date of Sale July 8, 2015

Total Purchase Price \$63,000.00

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

☐ Appraisal

☒ Sales Contract

☐ Other: \_\_\_\_\_

☒ Closing Statement

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 - Daniel P. Davidson, 804 Morning Sun Drive, Birmingham, AL 35242.

Grantee's name and mailing address - Equity Trust Company Custodian FBO David S. Burnett, IRA, , .

Property address - 804 Morning Sun Drive, Birmingham, AL 35242

Date of Sale - July 8, 2015.

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 or 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: July 8, 2015

Sign \_\_\_\_\_

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/25/2015 10:32:14 AM  
\$83.00 CHERRY  
20150825000295370

*[Signature]*