

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Jessica Lynne Holden
1318 Morning Sun Circle
Birmingham, AL 35242
(Also property address)

WARRANTY DEED
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Sixty-Six Thousand and no/100-(\$66,000.00) Dollars.
As evidenced by closing statement
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we

Emily J. Griffin, a unmarried woman
(Whose address is 2008 3rd Ave N. # 9D Birmingham AL 35207)
(herein referred to as GRANTOR, whether one or more), does grant, bargain, sell and convey unto

Jessica Lynne Holden
(Whose address is the property address)
(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See Attached Exhibit "A"

Subject to: current taxes, liens, easements and restrictions of record.

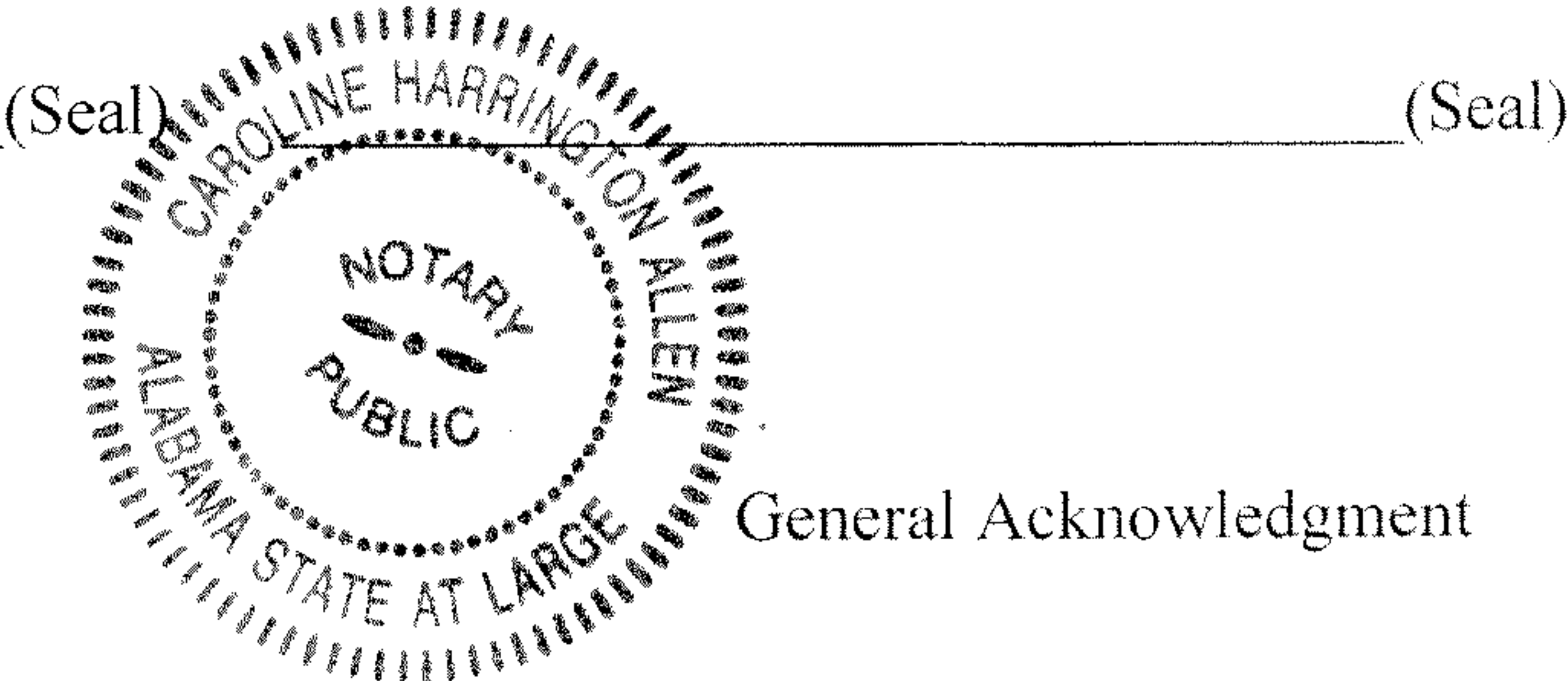
\$ 64,020.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES their heirs and assigns forever.

And I /we do for myself /ourselves and for my /our heirs, executors, and administrators
covenant with the said GRANTEES, their heirs and assigns that I am /we are lawfully seized in fee
simple of said premises; that they are free from all encumbrances, unless otherwise noted above;
that I /we have a good right to sell and convey the same as aforesaid; that I /we will and
my /our heirs, executors and administrators shall warrant and defend the same to the said
GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 27th
day of May, 2016


Emily J. Griffin



STATE OF ALABAMA)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Emily J. Griffin, whose name(s) is/are signed to the foregoing conveyance, and who is/are
known to me, acknowledged before me on this day, that, being informed of the contents of the
conveyance, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May, A.D., 2016.

My Commission Expires: 9/22/17


Notary Public: Caroline Harrington Allen

Exhibit "A"

Attached Legal Description

Unit 1318, 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
06/01/2016 08:07:00 AM
\$19.00 CHERRY
20160601000186790

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