

Send tax notice to:
KENNETH YARBROUGH
1416 LEGACY DRIVE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016295T

WARRANTY DEED

20160601000187650
06/01/2016 11:36:43 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Five Thousand Six Hundred and 00/100 Dollars (\$75,600.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, PAMELA PAFLAS FRANCIS, AN UNMARRIED WOMAN whose mailing address is: 13986 ARROWHEAD LOOP, TUSCALOOSA, AL 35405 (hereinafter referred to as "Grantors") by KENNETH YARBROUGH whose property address is: 1504 Morning Sun Circle, 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:

Unit 1504, 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.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Articles of Incorporation of Horizon Condominium Development, Inc. recorded in Official Records Instrument 2001-40922, of the Probate Records of Shelby County, Alabama.
4. Articles of Incorporation of Horizon Homeowners' Association, Inc. recorded in Official Records Instrument 2001-40923 and Document No 20051228000667140 of the Probate Records of Shelby County, Alabama.
5. Storm sewer and drainage easement between Daniel U.S. Properties, Ltd., and Daniel Properties XV dated 8-1-86, recorded in Real Record 86, page 349, in the Probate Office of Shelby County, Alabama.
6. Sewer line easement and connection agreement between Daniel U.S. Properties, Ltd., and Daniel Properties XV dated 9-23-85, recorded in Real Record 43, page 611, in the Probate Office of Shelby County, Alabama, as modified by that certain First Modification to Sewer Line Easement and connection agreement dated 8-14-86, recorded in Real Record 86, page 355, aforesaid records, as further modified by that certain quitclaim deed with

reservation of rights dated 1??31??94, recorded in Instrument 1994??03407, aforesaid records.

7. Quitclaim deed with reservation of rights dated 1-31-94, recorded in Instrument 1994-03407, in the Probate Office of Shelby County, Alabama.
8. Right of Way granted by Daniel U.S. Properties, Ltd. to Alabama Power Company, recorded in Real Book 2, page 792 and in Real Book 2, page 797, in the Probate Office of Shelby County, Alabama.
9. Mineral and mining rights and rights incident thereto recorded in Deed Book 32, page 48, in the Probate Office of Shelby County, Alabama.
10. Terms and provisions of quitclaim deed with reservation of rights between Daniel U.S. Properties Limited Partnership II and Daniel Properties XV Limited Partnership recorded in Instrument 1994-03407, in the Probate Office of Shelby County, Alabama.
11. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 2001-40927.

\$ 0.00 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

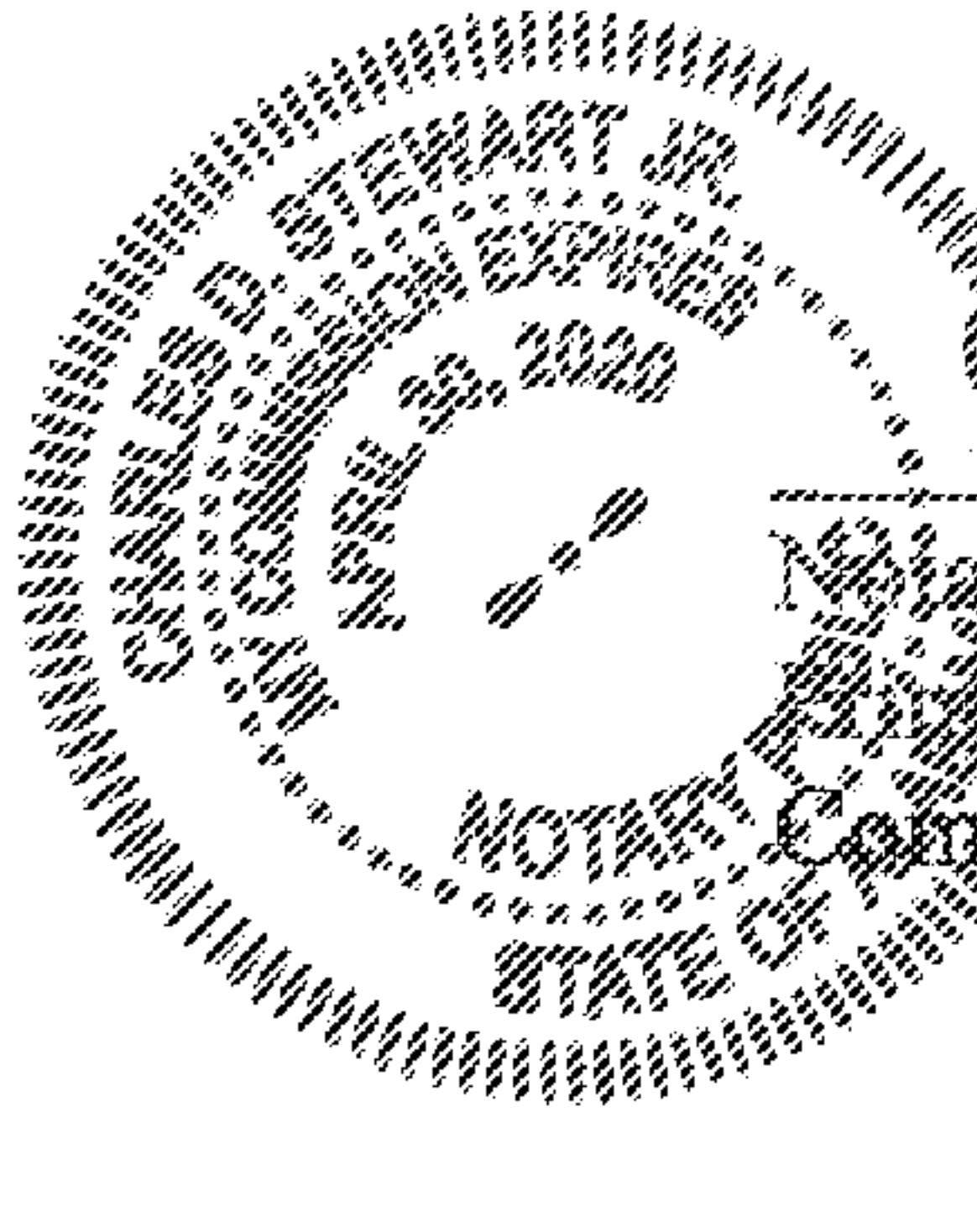
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of May, 2016.


PAMELA PAFLAS FRANCIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PAMELA PAFLAS FRANCIS whose name(s) is/are signed to the foregoing instrument, and who is/are 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 31st day of May, 2016.


Notary Public
Name: Charles E. Stewart Jr.
Commission Expires: 6-30-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2016 11:36:43 AM
\$93.00 CHERRY
20160601000187650

