

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

Send Tax Notice To:
K & J Homes, LLC
678 Founders Park Drive West
Hoover, AL 35226

Property Address: 1504 Morning Sun Circle
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Seventy-Five Thousand Seven Hundred Eighty Six and 46/100
----- (\$75,786.46) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, Kenneth Yarbrough, a married man
(whose address is: 1416 Legacy Drive, Birmingham, AL 35242)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
K & J Homes, LLC
(whose address is: 678 Founders Park Drive West, Hoover, AL 35226)

(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" for legal description of the property which is incorporated
herein for all purposes.

Subject to: Current taxes, easements, restrictions, and rights-of-way of record.

The above described property does not constitute the homestead of the Grantor,
nor his spouse.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

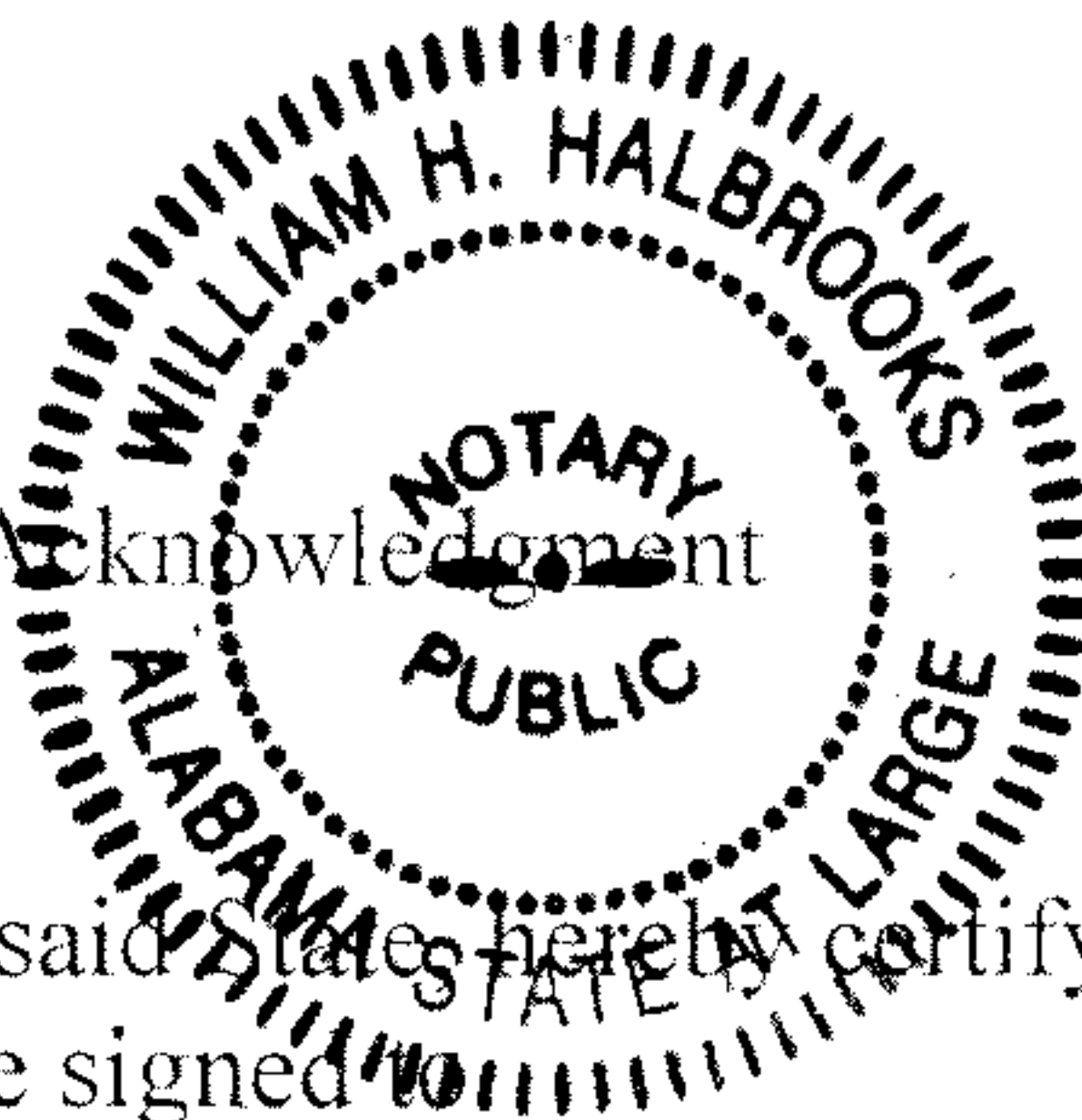
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise
noted above; that I (we) 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 successors 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 4th
day of August, 2016.

Kenneth Yarbrough (Seal) _____ (Seal)
Kenneth Yarbrough

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

General Acknowledgment



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Kenneth Yarbrough 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, he/she/they executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 4th day of August, A.D., 2016.

My Commission Expires: 4/21/20
William H. Halbrooks
William H. Halbrooks, Notary Public

Exhibit "A"

Attached Legal Description

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.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/11/2016 02:04:40 PM
\$94.00 DEBBIE
20160811000286870

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name and title.