

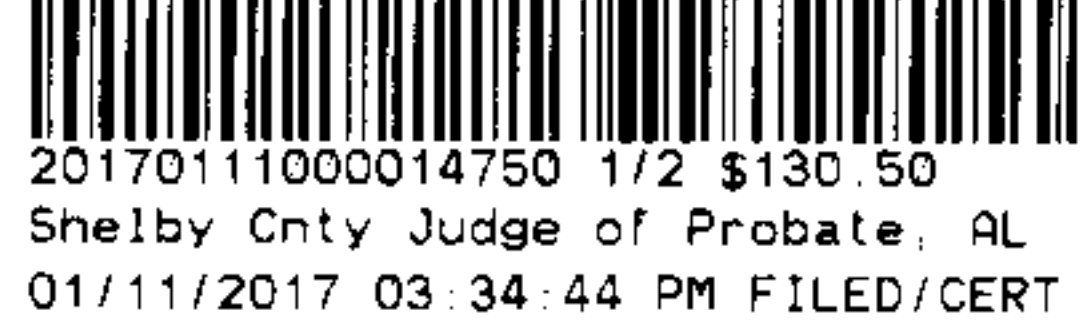
Send tax notice to:
JUDITH M. PLEXICO
1803 MORNING SUN CIRCLE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2016764

Shelby COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$112,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, C & G ENTERPRISE, LLC., A LIMITED LIABILITY COMPANY **whose mailing address is: 3633 HAVENHILL DRIVE, BIRMINGHAM, AL 35210** (hereinafter referred to as "Grantor") by JUDITH M. PLEXICO **whose property address is: 1803 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 1803, 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, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. Easements or claims of easements, not shown by the public records.
3. Terms and Conditions as set forth in the Ratification of Agreement executed by Janis J. Corley as recorded in Instrument # 20120514000171540? in said Probate Office.
4. Terms and Conditions as set forth in that Agreement dated June 23, 2011, by and between Horizon Condominium Association, Inc., and SSWC Utilities, Inc. as recorded in Instrument # 20110623000183770, in said Probate Office.
5. Sewer Line Easement and Connection Agreement between Daniel U. S. Properties, Ltd., and Daniel Properties XV, recorded in Real Record 43, Page 611, and modified by that certain First Modification to Sewer Line Easement and Connection Agreement recorded in Real Record 86, Page 355, and further modified by that certain quit claim deed with reservation of rights dated 01-31-1994, and recorded in Instrument # 1994-03407, in said Probate Office.
6. Storm sewer and drainage easement between Daniel U. S. Properties, Ltd., and Daniel Properties XV, recorded in Real Record 86, Page 349, in the Probate Office of Shelby County, Alabama.
7. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney and Limitations on title created by the "Condominium Ownership Act, Chapter 8, Section 35-8-1 et seq. Code of Alabama, 1975", or set forth in the Declaration of Condominium of Horizon, a Condominium, dated 9-19-2001, and recorded in Instrument # 2001-40927, in the

Probate Office of Shelby County, Alabama, in the By-Laws of The Horizon Condominium Association, Inc., as shown in Exhibit "0", and in the Articles of Incorporation of The Horizon Condominium Association, Inc., recorded in Instrument # 2001-40923, in said Probate Office.

- 8. Terms and provisions of quitclaim deed with reservation of rights between Daniel U.S. Properties Limited Partnership Ltd. II and Daniel Properties XV Limited Partnership recorded in Instrument # 1994-03407.
- 9. Right-of-way to Alabama Power Company recorded in Real Book 2, Page 792, and in Real Book 2, Page 797.
- 10. 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.
- 11. 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 also the reservation recorded in Deed Book 32, Page 48.
- 12. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Horizon, a condominium, recorded in Map Book 28, Page 141, in the Office of the Judge of Probate of Shelby County, Alabama.

\$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, C & G ENTERPRISE, LLC., by CARLOS BRZOBOHATY, its member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 9th day of January, 2017.

C & G ENTERPRISE, LLC

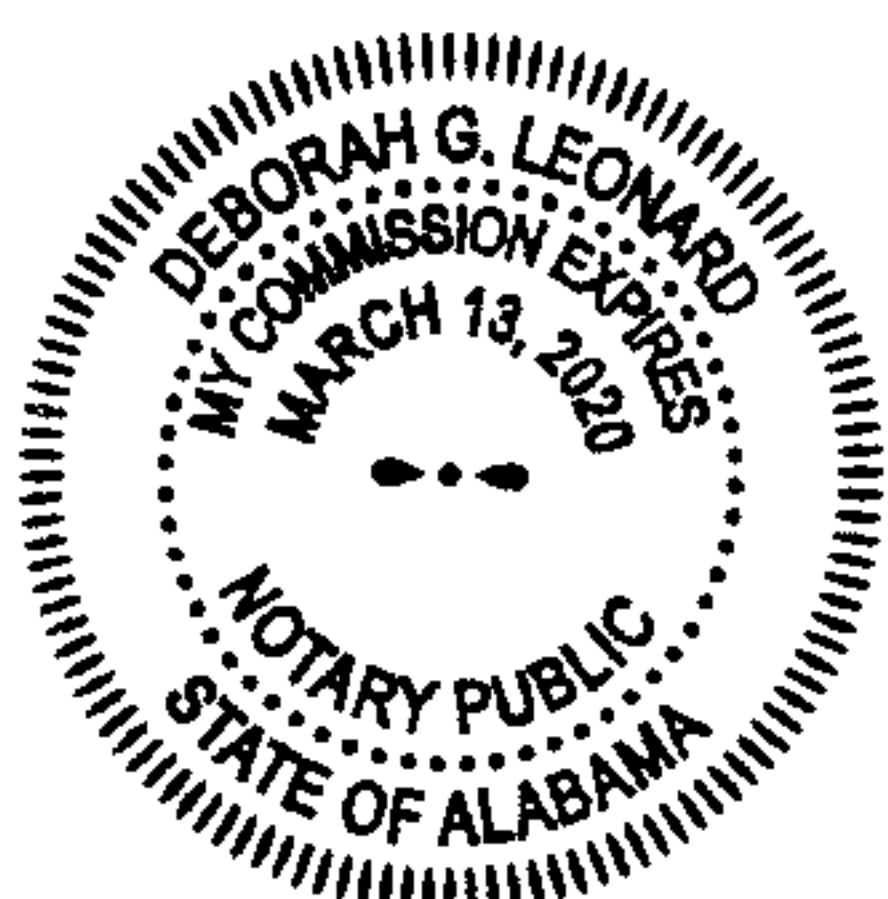
BY: CARLOS BRZOBOHATY
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

20170111000014750 2/2 \$130.50
Shelby Cnty Judge of Probate, AL
01/11/2017 03:34:44 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CARLOS BRZOBOHATY, whose name as MEMBER of C & G ENTERPRISE, 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 company.

Given under my hand and official seal this the 9th day of January, 2017.



Deborah G. Leonard
Notary Public *Deborah G. Leonard*
Print Name: *3-13-20*
Commission Expires: