

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Margaret E. Johnson
904 Morning Sun Dr.
Birmingham, AL 35242

Warranty Deed

20170601000192290

06/01/2017 12:50:15 PM

DEEDS 1/2

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

)

That in consideration of \$69,900.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Scott Declue a single person, whose mailing address is

3955 CROSSINGS CRST, BIRMINGHAM, ALABAMA (herein referred to as 35242
grantor, whether one or more), grant, bargain, sell and convey unto

Margaret E. Johnson whose mailing address is
904 Morning Sun Dr. Birmingham, AL 35242 (herein referred to
grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
the address of which is 904 Morning Sun Drive, Birmingham, AL 35242; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note: \$66,035.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Scott Declue a single person has/have hereunto set his/her/their hand(s) and seal(s), this 28 day of May, 2017.

This Deed Effective 5/28/2017

Scott Declue
X Scott Declue

State of Alabama
Jefferson County

I, Kathryn G. Wales a notary for said County and in said State, hereby certify that Scott Declue, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28 day of May, 2017.

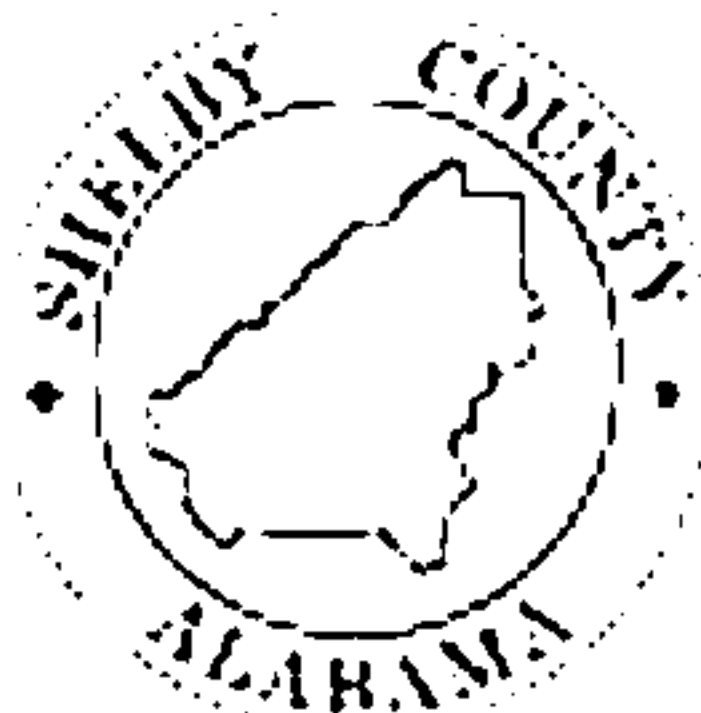
Kathryn G. Wales
X Notary Public
Commission Expires: August 13, 2019



S17-0948CDF

EXHIBIT "A"
Legal Description

Unit 904, 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
06/01/2017 12:50:15 PM
\$22.00 CHARITY
20170601000192290

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.