

Send tax notice to:
ANN WEBSTER
813 MORNING SUN
BIRMINGHAM, ALABAMA, 35242

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

STATE OF ALABAMA

2017321

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seven Thousand Seven Hundred and 00/100 Dollars (\$107,700.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, EQUITY TRUST COMPANY CUSTODIAN FBO DAVID S. BURNETT, IRA NO. 200324469 BY DEED DATED 09/16/2016 **whose mailing address is:** 2320 Ridge Trail, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by ANN WEBSTER and SARAH WEBSTER **whose property address is:** 813 MORNING SUN, BIRMINGHAM, ALABAMA, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE LEGAL DESCRIPTION EXHIBIT "A"

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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 32, Page 48 in the Probate Office of Shelby County, Alabama.
3. Right of way to Alabama Power Company as recorded in Real Book 2, Page 792 and Real Book 2, Page 797, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Subject to covenants, conditions and as set forth in the document recorded in Map Book 28, page 141 and Instrument No. 2001-40927 and Instrument No. 2001-40923, in the Probate Office of Shelby County, Alabama.
5. Subject to limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Pages 266 and Acts 1973 No. 1059, Page 1732, 1975 Code of Alabama.
6. 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, foundations, party walls, walkways and entrance.
7. 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 No. 1994-03407.
8. Storm sewer and drainage easement between Daniel U.S. Properties, Ltd. and Daniel Properties XV, recorded in Real Book 86, page 349.
9. Sewer line easement and connection agreement as recorded in Real Book 43, page 611, as modified in Real Book 86, Page 355 and further modified in Instrument No. 1994-03407.

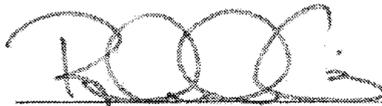
- 10. Quitclaim deed with reservation of rights dated 1131194 as recorded in Instrument No. 1994-03407.
- 11. Building and setback lines of 25 feet as recorded in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama.

\$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, EQUITY TRUST COMPANY CUSTODIAN FBO DAVID S. BURNETT, IRA NO. 200324469, by **RACHEL CAIN**, its CORP ALT SIGNER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 15 day of June, 2017.

EQUITY TRUST COMPANY CUSTOIAN
FBO DAVID S. BURNETT, IRA NO.
200324469



BY: **RACHEL CAIN**
ITS: Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RACHEL CAIN**, whose name as CORP ALT SIGNER of EQUITY TRUST COMPANY CUSTODIAN FBO DAVID S. BURNETT, IRA NO. 200324469, 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, h/she executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 15 day of June, 2017.



JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022


Notary Public
Print Name: Jennifer Gibbons
Commission Expires: 5/4/22

EXHIBIT A
LEGAL DESCRIPTION

Unit 813, 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
06/20/2017 12:41:25 PM
\$129.00 CHERRY
20170620000219100

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