

SEND TAX NOTICE TO:  
THOMAS FISHER

6025 Brookhill Circle  
Birmingham, AL 35242

[illegible]

## WARRANTY DEED

**20171201000431720**

**12/01/2017 03:46:28 PM**

**DEEDS 1/2**

**\*\*TITLE NOT EXAMINED BY PREPARER\*\***

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten Dollars & 00/100 (\$10.00) AND ALL GOOD AND VALUABLE CONSIDERATION**; to the undersigned GRANTORS in hand paid by GRANTEE the receipt whereof is hereby acknowledged, **BYRON T. COORE AND WIFE, JEANNETTE Y. COORE**, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **THOMAS FISHER**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

UNIT 1207, 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. AS 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 2017 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns.

AND SAID GRANTORS, for said GRANTORS, GRANTORS heirs, successors, executors and administrators, covenant with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 28 day of November, 2017.

Byron T. Coore, By Jose Gomez, His Attorney In Fact (SEAL)  
BYRON T. COORE, BY JOSE GOMEZ, HIS ATTORNEY IN FACT

Jeannette Y. Coore, By Jose Gomez, Her Attorney In Fact (SEAL)  
JEANNETTE Y. COORE, BY JOSE GOMEZ, HER ATTORNEY IN FACT

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jose Gomez, whose name as Attorney in Fact for Byron T. Coore, and wife, Jeannette Y. Coore, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority as such Attorney in Fact, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of November, 2017.

NOTARY PUBLIC

My Commission Expires:

LADONNA BLAIR PLUNKETT  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE



# Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Byron T. & Jeannette Y. Coore      Grantee's Name: Thomas Fisher

Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_

Thomas Fisher  
6052 Brook Hill Circle  
BIRMINGHAM, ALABAMA 35242

Property Address: 1207 Morning Sun Drive  
Hoover, AL 35242

Date of Sale \_\_\_\_\_

Total Purchase Price\$

or

Actual Value \$ \_\_\_\_\_

Assessor's Market Value     \$ 93,800.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

## Bill of Sale

## Appraisal

## Sale Contract

Other

## Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address-provide the name of the person or persons conveying interest to the property and their current mailing address.

Grantee's name and mailing address-provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property of property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

Date 11/28/17

Print: Byron T. Coore & Jeannette Y. Coore, by  
Jose Gomez, their Attorney in Fact

Unattested  
(verified by )

Sign Bryon T. Coore & Jannette T. Coore, Inc.  
(Grantor/Grantee/Owner/Agent) Circle one Form RT-1 2  
Don Fong, their Attorney in fact



**Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/01/2017 03:46:28 PM  
\$112.00 CHERRY  
20171201000431720**

*J. W. F. Smith*