

20180103000001270

01/03/2018 09:37:32 AM

DEEDS 1/2

Prepared by:
Robert McNearney
2870 Old Rocky Ridge Rd.
Ste 160
Birmingham, AL 35243

Send Tax Notice To:
Wafa Nguyen
7745 Donegal Drive
Huntsville, AL 35802

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Six Thousand Dollars and No Cents (\$66,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Roxanne E. Coopersmith aka Roxanne Elizabeth Coopersmith, individually and as Attorney in Fact for her husband, Brian C. Coopersmith, whose mailing address is:

3509 Wyngate Dr. Birmingham Al. 35242

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Wafa Nguyen, whose mailing address is:

7745 Donegal Drive, Huntsville, AL 35802

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Unit 1317 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.

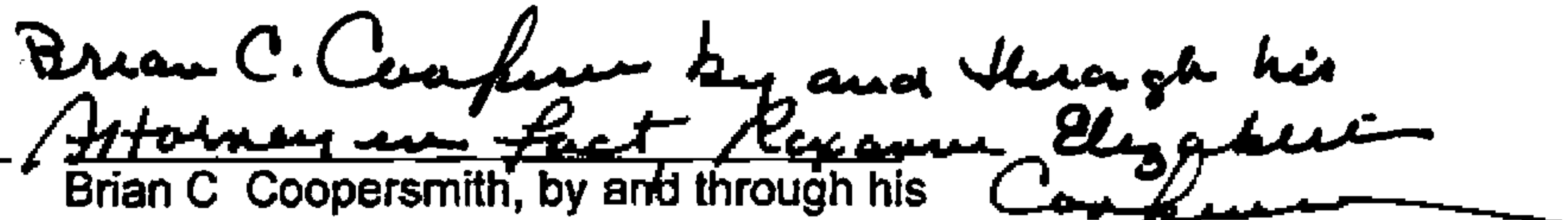
Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD, to the 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 said Grantees, their heirs 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 heirs 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 the 29th day of December, 2017.




Roxanne E Coopersmith

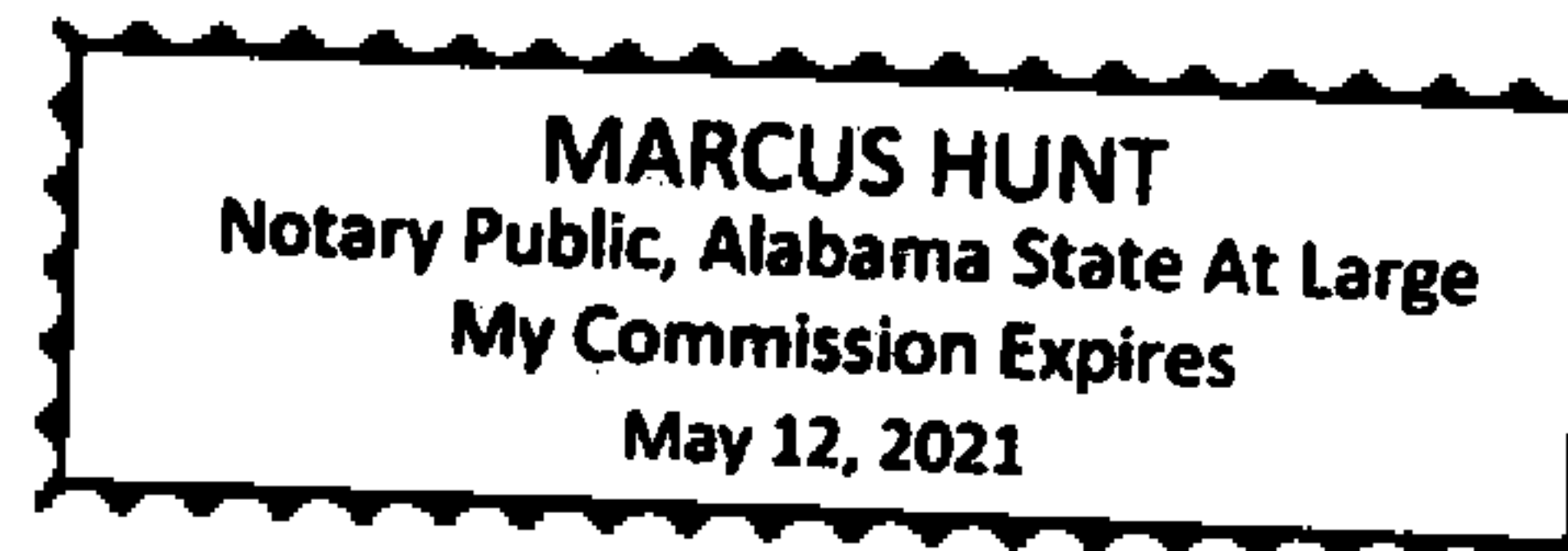

Brian C Coopersmith, by and through his
Attorney in Fact, Roxanne Elizabeth Coopersmith

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Roxanne E. Coopersmith aka Roxanne Elizabeth Coopersmith, individually and as Attorney in Fact for her husband, Brian C Coopersmith, whose name 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 she in her capacity as said Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of December, 2017.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 5/12/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/03/2018 09:37:32 AM
\$84.00 CHERRY
20180103000001270

