

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd , Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Jessica R Elkins  
Allan K. Dozier  
Sarita S Dozier

20180301000065690  
03/01/2018 10:30:26 AM  
DEEDS 1/2

603 Morning Sun Dr.  
Condominium 603  
Birmingham, AL 35242

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Ninety Four Thousand Five Hundred Dollars and No Cents (\$94,500.00)** 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

**Meredith Evans Hamblen, a married woman, whose mailing address is:**

2532 Aspen Cove Drive Birmingham, AL 35243

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

**Jessica R Elkins, Allan K. Dozier, and Sarita S Dozier, whose mailing address is:**

603 Morning Sun Dr., Condominium 603, Birmingham, AL 35242

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 603 Morning Sun Dr., Condominium 603, Birmingham, AL 35242 to-wit:

Unit 603, 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.

\$75,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Meredith Evans Hamblen and Meredith B Evans are one and the same person.

The above described property is not the homestead of the grantor herein, nor her spouse, as referenced in Code Section 6-10-2.

**TO HAVE AND TO HOLD** unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless 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.

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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 warrants 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 28th day of February, 2018.

Meredith Evans Hamblen

Meredith Evans Hamblen

State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Meredith Evans Hamblen, a married woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2018.

Marcus Hunt  
Notary Public, State of Alabama  
Printed Name of Notary  
My Commission Expires: 5/2/21

MARCUS HUNT  
Notary Public, Alabama State At Large  
My Commission Expires  
May 12, 2021



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/01/2018 10:30:26 AM  
\$37.00 CHERRY  
20180301000065690

J.W. Fuhrmeister