

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

Send Tax Notice To:
Diana B Kodadek, a married woman
414 Morning Sun Dr
Birmingham, AL 35242

20180320000090580
03/20/2018 08:46:46 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$107,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Richard P. Hovey and Janice A. Hovey, a married couple (the "Grantor", whether one or more), whose mailing address is 5026 Stratford Road, Birmingham, AL 35242, do hereby grant, bargain, sell, and convey unto Diana B Kodadek, a married woman (the "Grantee", whether one or more), whose mailing address is 414 Morning Sun Dr, Birmingham, AL 35242, the following-described real estate situated in Shelby County, Alabama, the address of which is 414 Morning Sun Dr, Birmingham, AL 35242; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:
(1) ad valorem taxes for the current year and subsequent years;
(2) restrictions, reservations, conditions, and easements of record, if any; and
(3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$80,250.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Richard P. Hovey and Janice A. Hovey, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 15th day of March, 2018.

Richard P Hovey
Richard P. Hovey
Janice A. Hovey

State of Alabama
County of ~~Shelby~~ Jefferson

I, the undersigned, a notary for said County and in said State, hereby certify that Richard P. Hovey and Janice A. Hovey, a married couple , 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 hand and seal, this the 15th of March, 2018.

Notary Public
Commission Expires: 12-29-2019

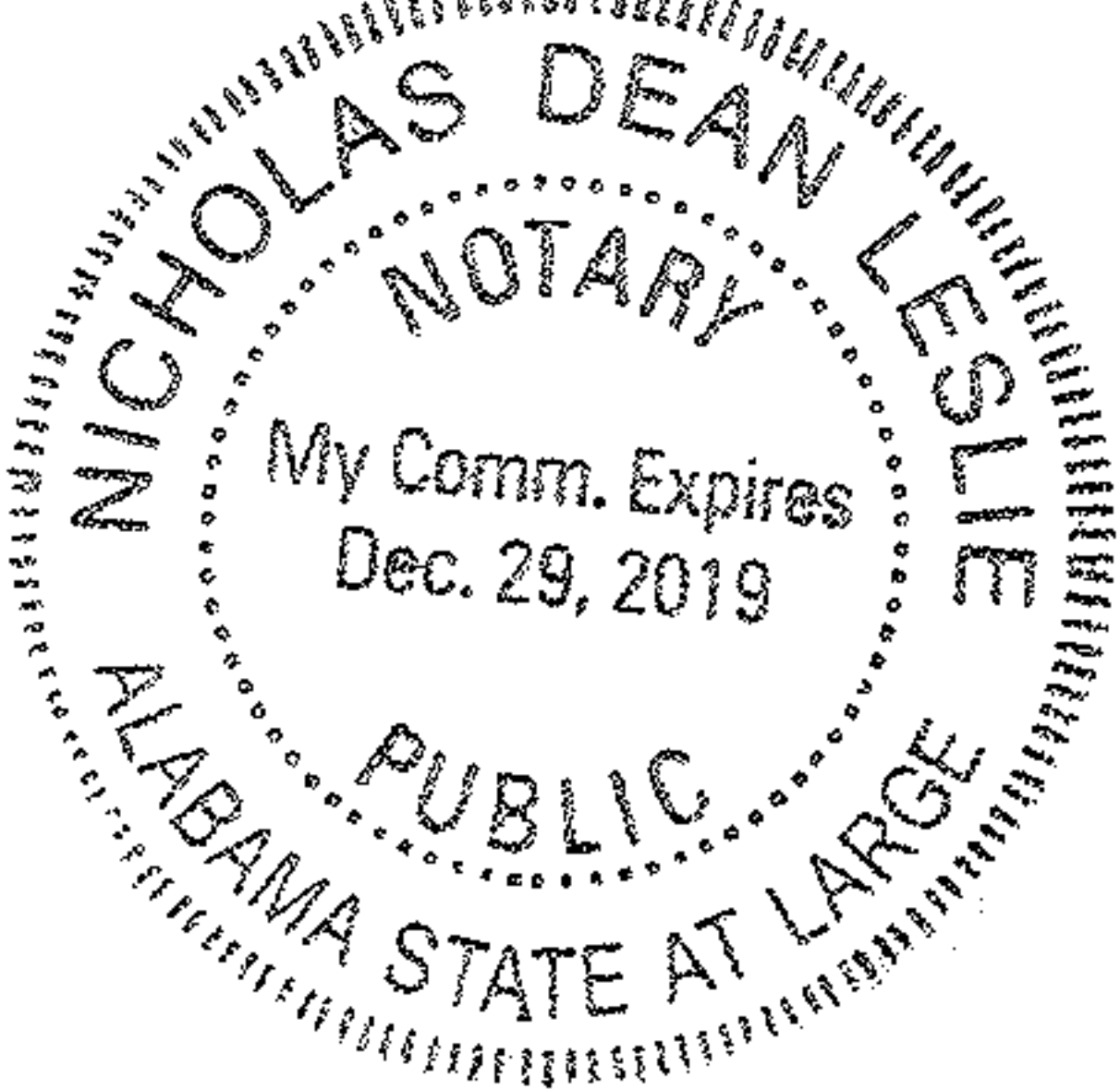
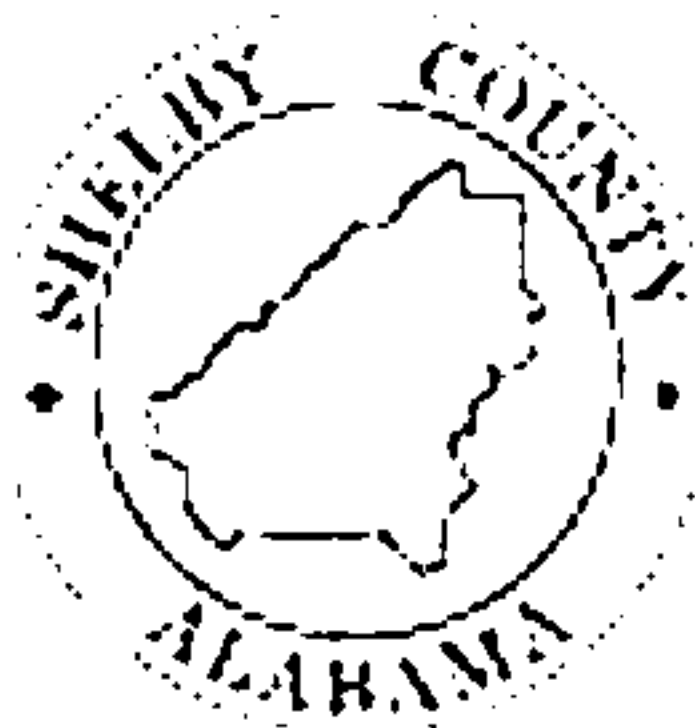


EXHIBIT "A"
Legal Description

Unit 414, 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
03/20/2018 08:46:46 AM
\$45.00 CHERRY
20180320000090580

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