

SEND TAX NOTICE TO:
Luiz Pinheiro-de-Melo-Filho and Zenia Pinheiro
1401 Morning Sun Circle
Birmingham, Alabama 35242

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180612000207010
06/12/2018 09:26:54 AM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Eight Thousand dollars & no cents (\$88,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Patrick M. Coyne and Jane Coyne, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Luiz Pinheiro-de-Melo-Filho and Zenia Pinheiro** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

UNIT 1401 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.

\$ 70,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

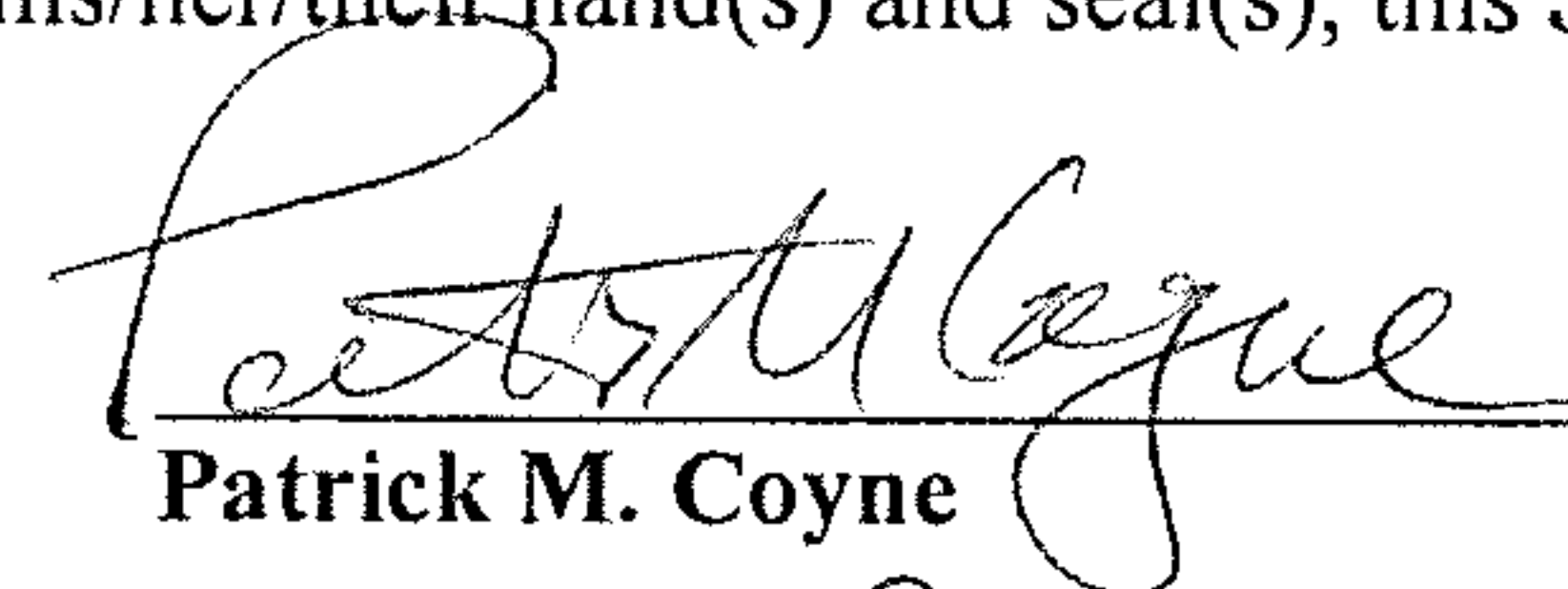
1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
7. 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, Page 266 and Acts 1973 No. 1059, Page 1732 1975 Code of Alabama.
8. Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.
9. Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 2001, Page 40927 in the Probate Office of Shelby County, Alabama.

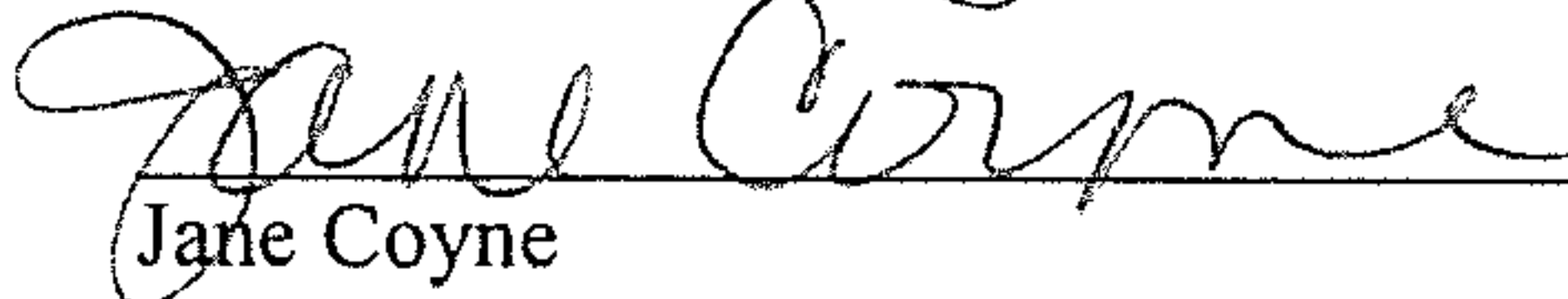
- 10. Right of Way granted to Daniel U.S. Properties, Ltd. to Alabama Power Company, recorded in Real Book 2, page 792 and in Real Book 2, page 797, in the Probate Office of Shelby County, Alabama.
- 11. Title to all oil, gas and minerals within and underlying the premises, together with all oil and 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 Book 32, Page 48.
- 12. The rights of tenants only, in possession under residential leases, with no outstanding options to purchaser or rights of first refusal.
- 13. Terms and provisions of quitclaim deed with reservation of rights between Daniel U.S. Properties Limited Partnership II and Daniel Properties XV Limited Partnership recorded in Instrument 1994-03407, in the Probate Office of Shelby County, Alabama.
- 14. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Condominium Ownership Act, Chapter 8, Section 35-8-1-et seq., Code of Alabama, 1975," or set forth: in the Declaration of Condominium of Horizon, a Condominium, dated 9.19-2001, and recorded In Instrument 2001-40927, in the Probate Office of Shelby County, Alabama; in the By-Laws of The Horizon Condominium Association, Inc. as shown in Exhibit "D6; and in the Articles of Incorporation of The Horizon Condominium Association, Inc., recorded in Instrument 2001.40923, in said Probate Office.
- 15. Storm sewer and drainage easement between Daniel U.S. Properties; Ltd., and Daniel Properties XV, recorded in Real Record 86, page 349, in the Probate Office of Shelby County, Alabama.
- 16. Sewer line easement and connection agreement between Daniel U.S. Properties, Ltd., and Daniel Properties XV, recorded in Real Record 43, page 611, as modified by that certain First Modification to Sewer Line Easement and connection agreement recorded in Real Record 86, page 355, and further modified by that certain quitclaim deed with reservation of rights dated 1-31-94, recorded In Instrument 1994-03407, Agreement and assumption as recorded in 20110623000183770, conveyance of easement rights as recorded in Instrument 20120514000172460, in the Probate Office of Shelby County, Alabama.
- 17. Quitclaim deed with reservation of rights dated 1-31-94, recorded in Instrument 1994-03407, in the Probate Office of Shelby County, Alabama.
- 18. Articles of Incorporation for Horizon Condominium Association, Inc. as recorded in Instrument 2001-40923, in the Probate Office of Shelby County, Alabama.

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 7, 2018** .


Patrick M. Coyne (Seal)


Jane Coyne (Seal)

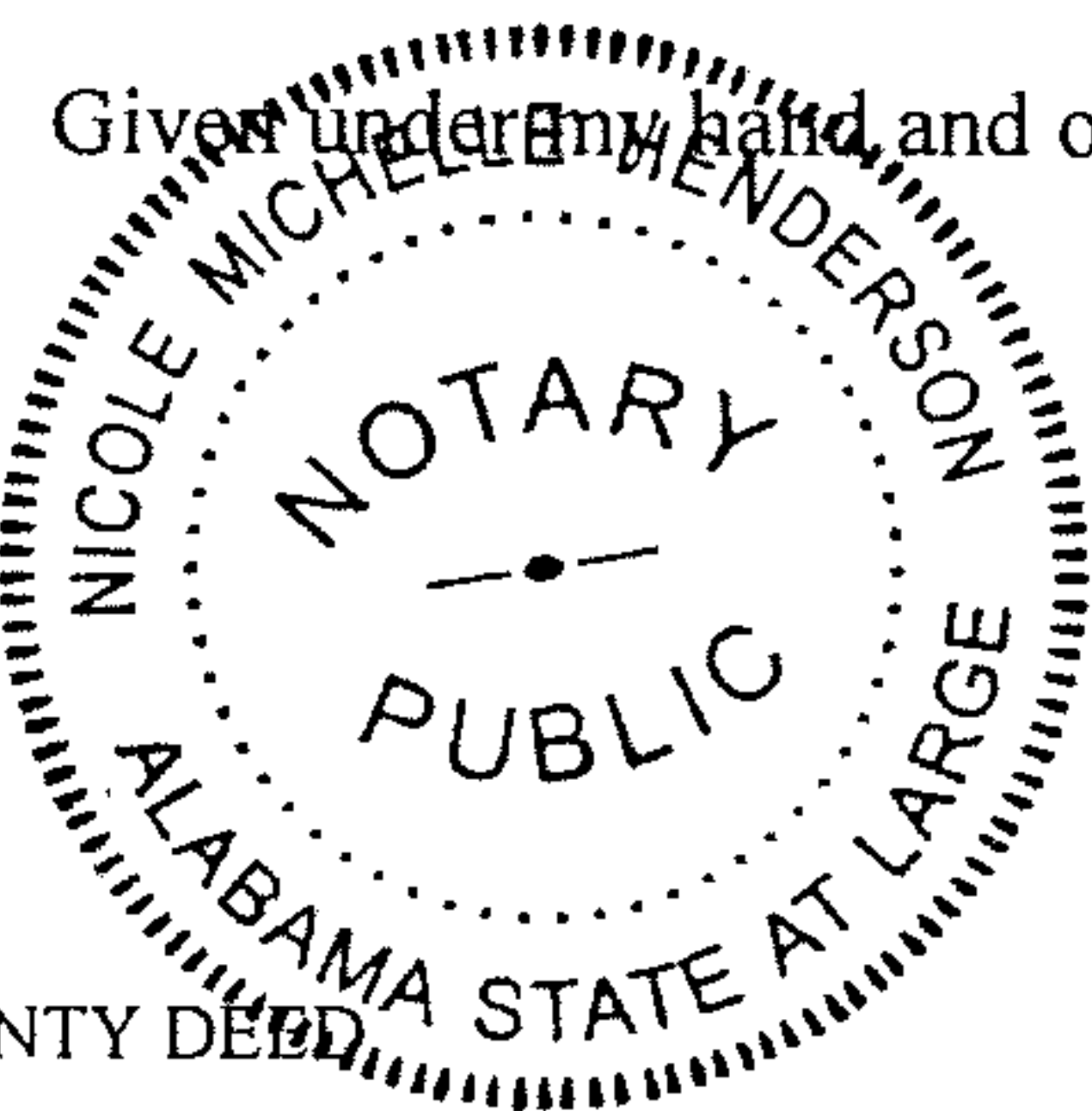
STATE OF ALABAMA

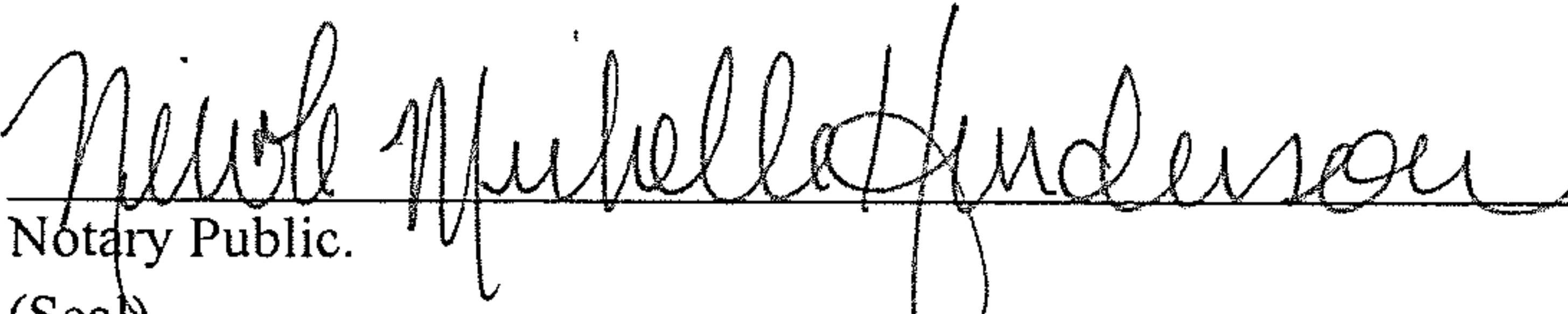
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patrick M. Coyne and Jane Coyne** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, 2018




Notary Public.
(Seal)
My Commission Expires: 3/30/22

Real Estate Sales Validation Form

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

Grantor's Name Patrick M. Coyne and Jane Coyne

Grantee's Name Luiz Pinheiro-de-Melo-Filho and Zenia Pinheiro

Mailing Address 2917 Kirkcaldy Lane
Birmingham, Alabama 35242

Mailing Address 1401 Morning Sun Circle
Birmingham, Alabama 35242

Property Address 1401 Morning Sun Circle
Birmingham, Alabama 35242

Date of Sale 06/07/2018

Total Purchase Price \$88,000.00

or

Actual Value

or

Assessor's Market Value

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

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other

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 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

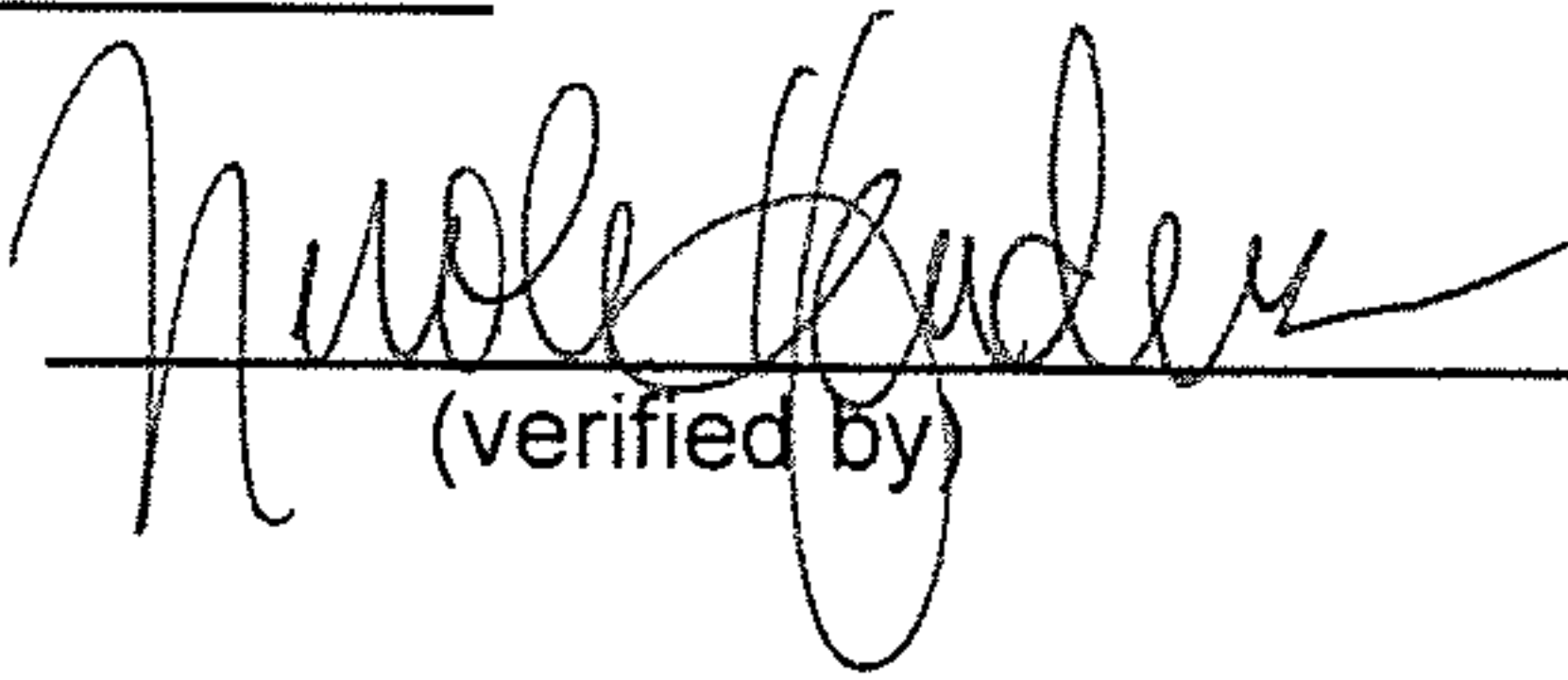
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be 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).

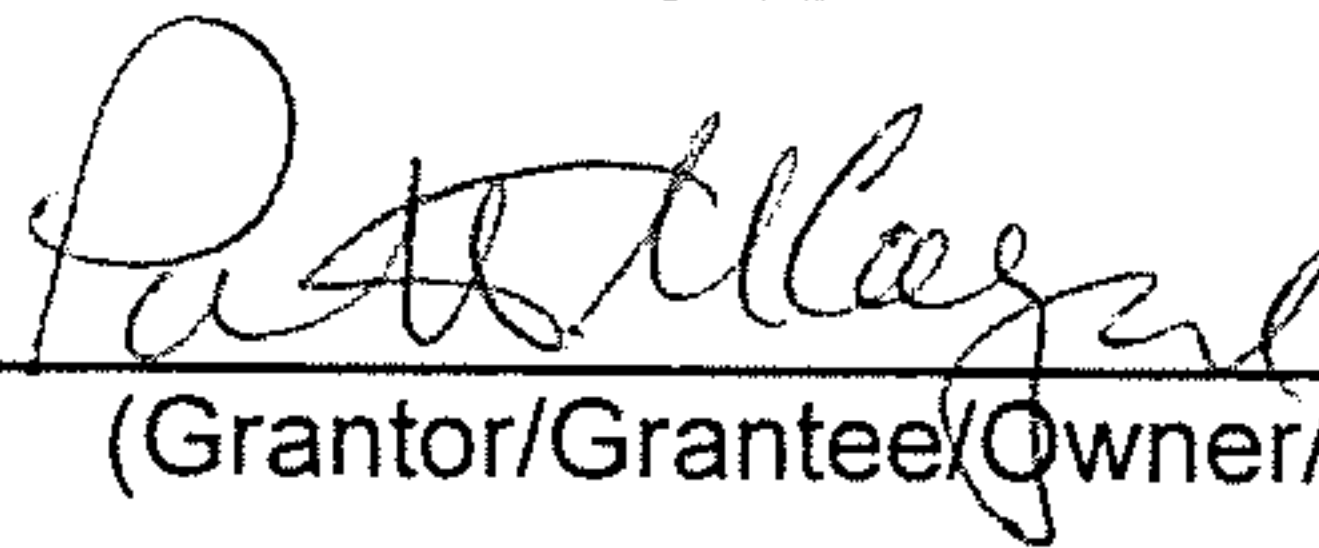
Date 6-7-18

Print Patrick M. Coyne

Unattested


(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/12/2018 09:26:54 AM
\$39.00 CHERRY
20180612000207010

