

Send tax notice to:
BRENT ALAN GODWIN
1005 MORNING SUN DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2018334

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Seven Thousand Five Hundred and 00/100 Dollars (\$97,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **B. W. BUMPERS and SONJA J. BUMPERS, husband and wife** whose mailing address is: 5556 Alton Dr Birmingham AL 35242 (hereinafter referred to as "Grantors") by **BRENT ALAN GODWIN and SARAH HANSON GODWIN** whose property address is: **1005 MORNING SUN DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

UNIT 1005, IN HORIZON 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:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. 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 Deed Book 32, Page 48, in the Probate Office of Shelby County, Alabama.
3. Such state of facts as shown on plat of Horizon, a Condominium, as recorded in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company as recorded in Real Book 2, Page 792 and Real Book 2, Page 797, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Map Book 28, page 141 and Instrument No. 2001-40927 and Instrument No. 2001-40923; in the Probate Office of Shelby County, Alabama.
6. Subject to 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, Pages 266 and Acts 1973 No. 1059, Page 1732, 1975 Code of Alabama.

7. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways and entrance.
8. Terms and provisions of quitclaim deed with reservation of rights between Daniel U. S. Properties Limited Partnership Ltd. II and Daniel Properties XV Limited Partnership recorded in Instrument No. 1994-03407, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Storm sewer and drainage easement between Daniel U.S. Properties, Ltd. and Daniel Properties XV, recorded in Real Book 86, page 349, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Sewer line easement and connection agreement as recorded in Real Book 43, page 611, as modified in Real Book 86, Page 355 and further modified in Instrument No. 1994-03407, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Ratification of Agreement as recorded on 6/23/2011 in Instrument No. 20110623000183770, in the Probate Office of Shelby County, Alabama.
12. Building and setback lines of 25 feet as recorded in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama.
13. Notice regarding availability of sanitary sewer service in favor of SWWC Utilities, Inc. as recorded in Instrument No. Instrument No. 20110623000183770, in the Probate Office of Shelby County1 Alabama.
14. Quitclaim deed with reservation of rights dated 1/31/1994 in Inst# 1994-03407, in the Probate Office of Shelby County, Alabama.

\$94,575.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of August, 2020.



B. W. BUMPERS

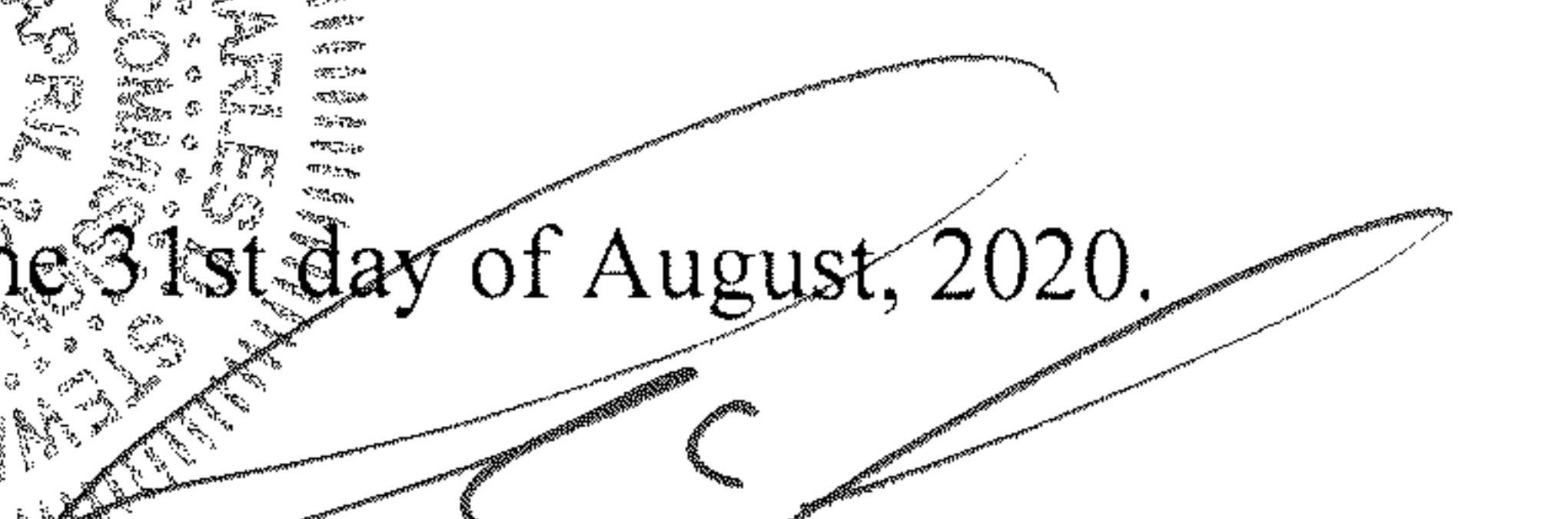


SONJA J. BUMPERS

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 31st day of August, 2020.


Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2018 09:39:27 AM
\$21.00 CHERRY
20180906000319380

Allen S. Bayl

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