

Send tax notice to:
STOUT FAMILY HOLDINGS, LLC
1307 MORNING SUN CIRCLE
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

2019172T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Six Thousand and 00/100 Dollars (\$106,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, PEGGY M RICHARDSON, single individual whose mailing address is: 406 Becker St, Brookhaven, MS 39601 (hereinafter referred to as "Grantors") by STOUT FAMILY HOLDINGS, LLC, A LIMITED LIABILITY COMPANY whose property address is: 1307 MORNING SUN CIRCLE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 1307, in Horizon, a Condominium as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument No. 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" hereto, 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, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Horizon, a Condominium, as recorded in Map Book 28, page 141, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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.
4. Covenants, Conditions and Restrictions as recorded in Instrument #2001-40927.
5. Articles of Incorporation of Horizon Homeowners' Association, Inc. recorded in Instrument #2001-40922 and Instrument #2001-40923.
6. Ratification Agreement recorded in Instrument #20120514000171990.

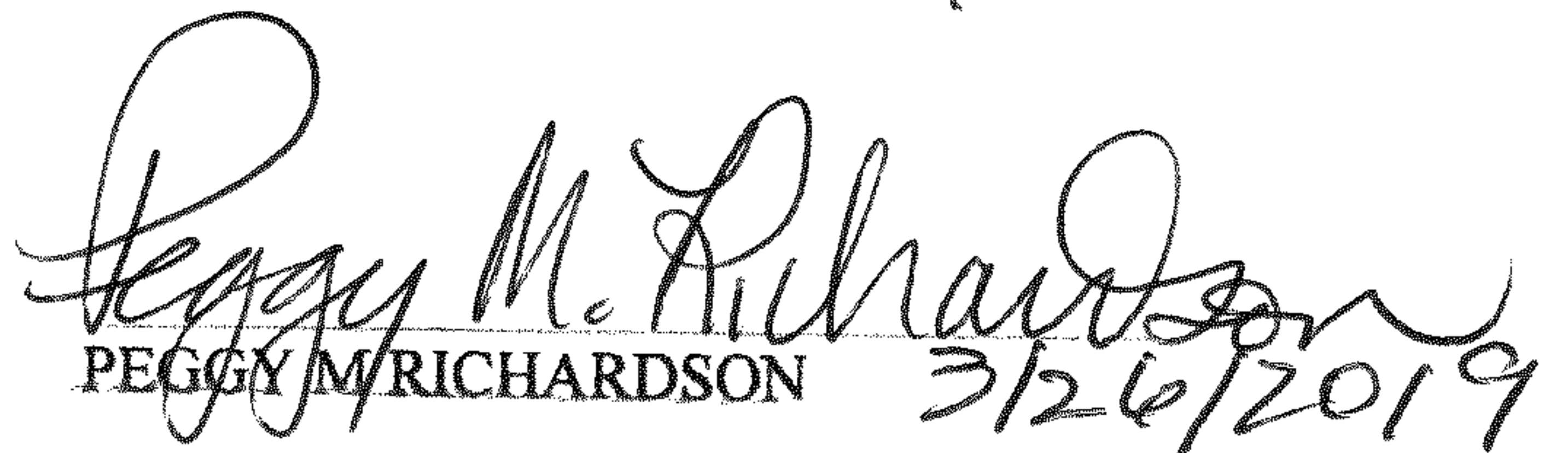
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor.

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.

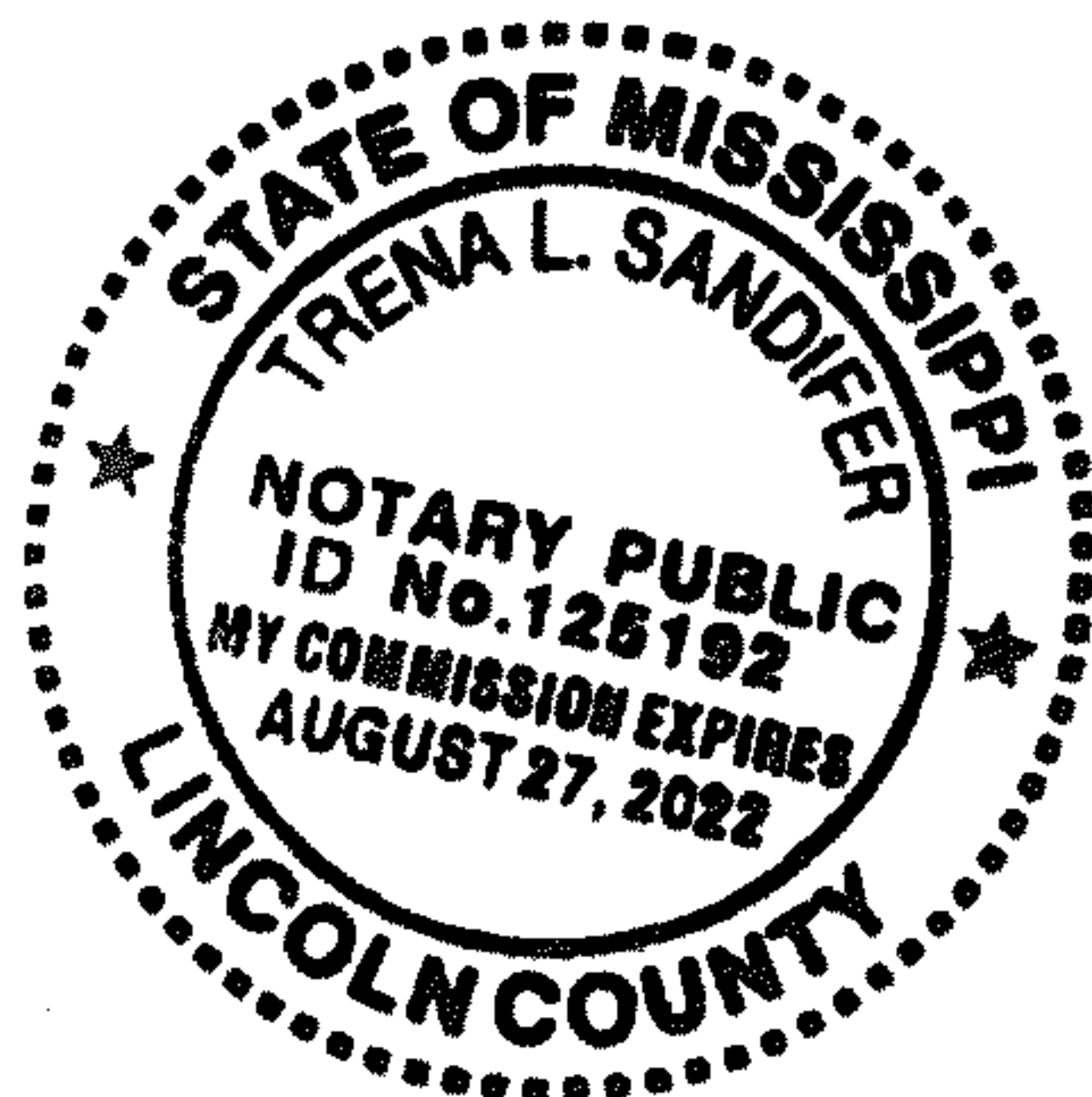
26 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of March, 2019.

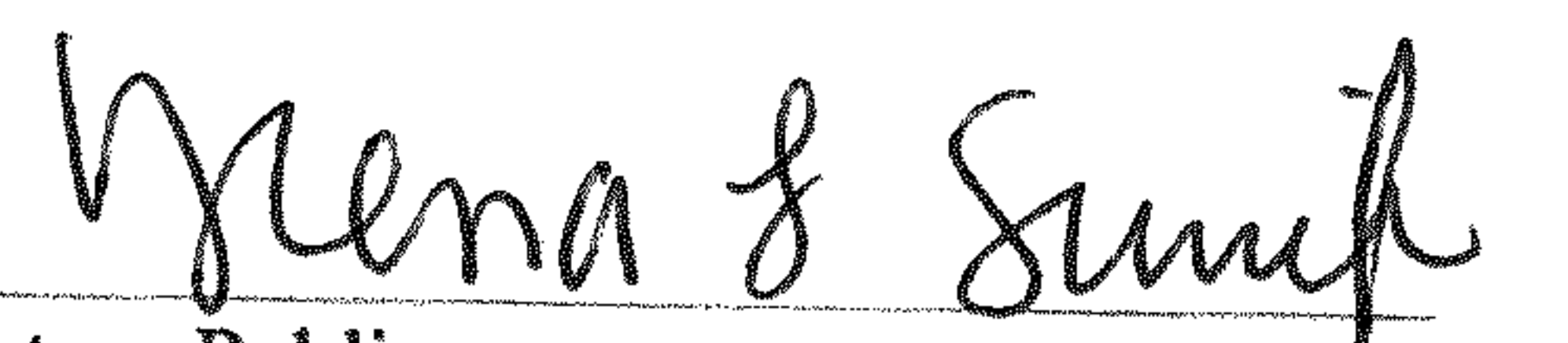

PEGGY M. RICHARDSON 3/26/2019

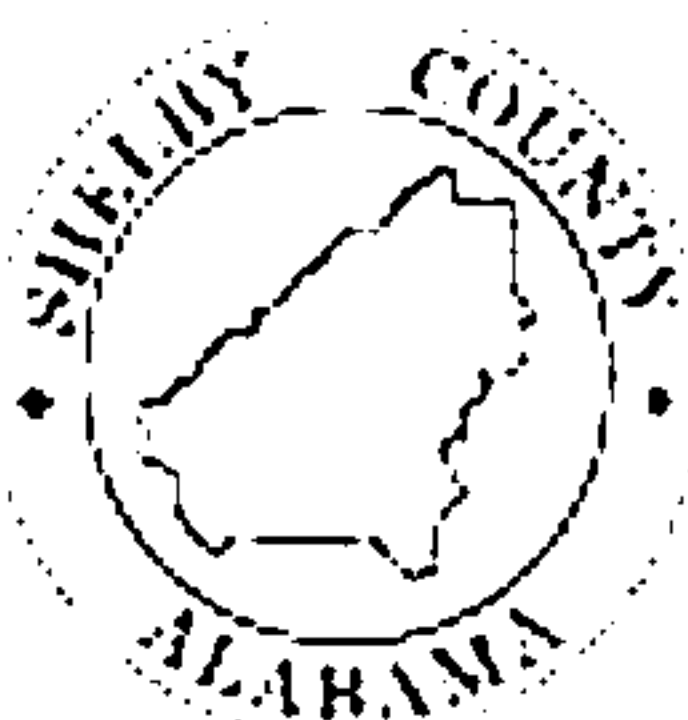
STATE OF Mississippi
COUNTY OF Lincoln

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PEGGY M RICHARDSON 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 26 day of March, 2019.




Notary Public
Print Name: Trena L Sandifer
Commission Expires: Aug. 27 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2019 11:34:33 AM
\$124.00 CHARITY
20190403000107140

