

This Instrument was prepared by:
SOUTH OAK TITLE TRUSSVILLE, LLC
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

Send Tax Notice To:
KENNETH L. HOPKINS
1308 MORNING SUN CIRCLE
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **EIGHTY NINE THOUSAND FIVE HUNDRED DOLLARS & 00/100 (\$89,500.00) AND ALL GOOD AND VALUABLE CONSIDERATION; the amount of which is verified in the contract between the parties hereto;** to the undersigned GRANTOR in hand paid by GRANTEE the receipt whereof is hereby acknowledged, I, **PHILLIP A. HAYS, an unmarried man, whose address is 1970 HILLTOP RD, ROCK HILL SC 29732**, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **KENNETH L. HOPKINS, whose address is 1308 Morning Sun Circle, Birmingham, Alabama 35242,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, with an address of 1308 Morning Sun Circle, Birmingham, Alabama 35242, to-wit:

SEE ATTACHED EXHIBIT "A"

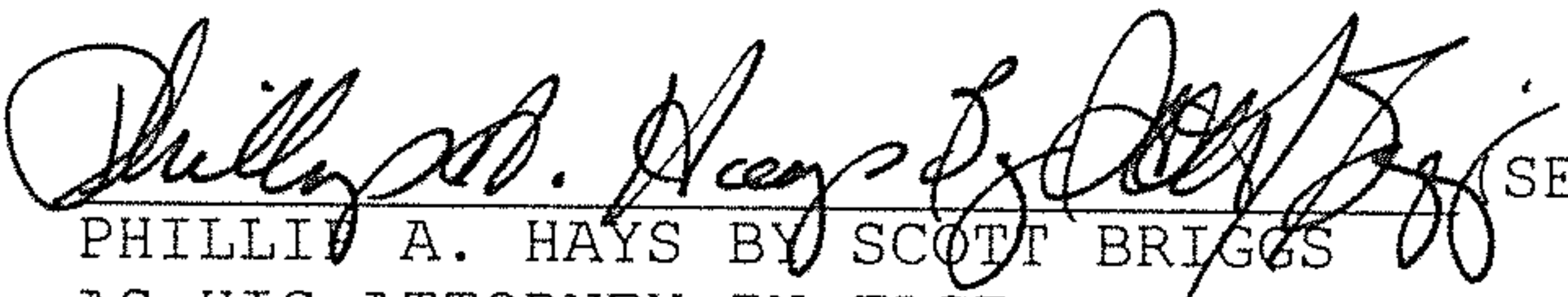
\$86,815.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO: (1) Taxes for the year 2019, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights not owned by the Grantors, if any.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenant with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR IS lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

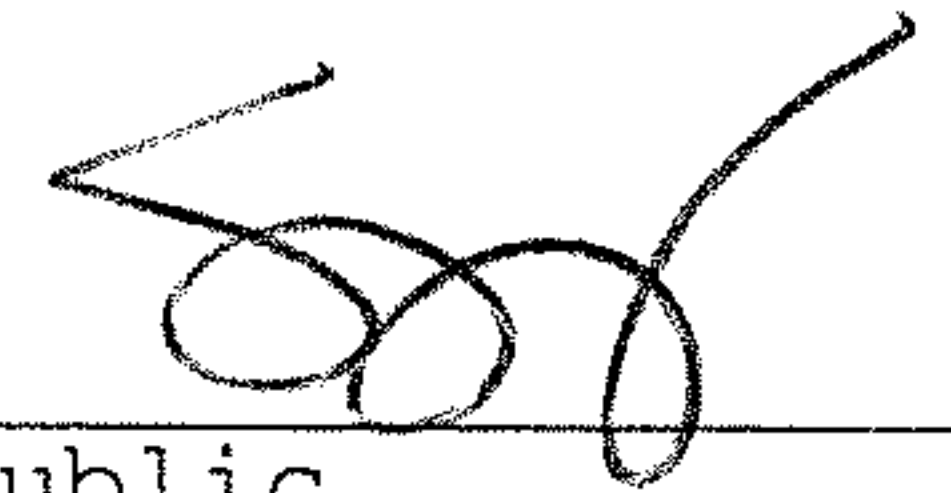
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 4th day of June, 2019.

 (SEAL)
PHILLIP A. HAYS BY SCOTT BRIGGS
AS HIS ATTORNEY IN FACT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **SCOTT BRIGGS** whose name as Attorney in Fact for **PHILLIP A. HAYS**, an unmarried man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, on this day that, being informed of the contents of the conveyance signed his name voluntarily and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 4th day of June, 2019.


Notary Public
My Commission Expires: 11/3/2020

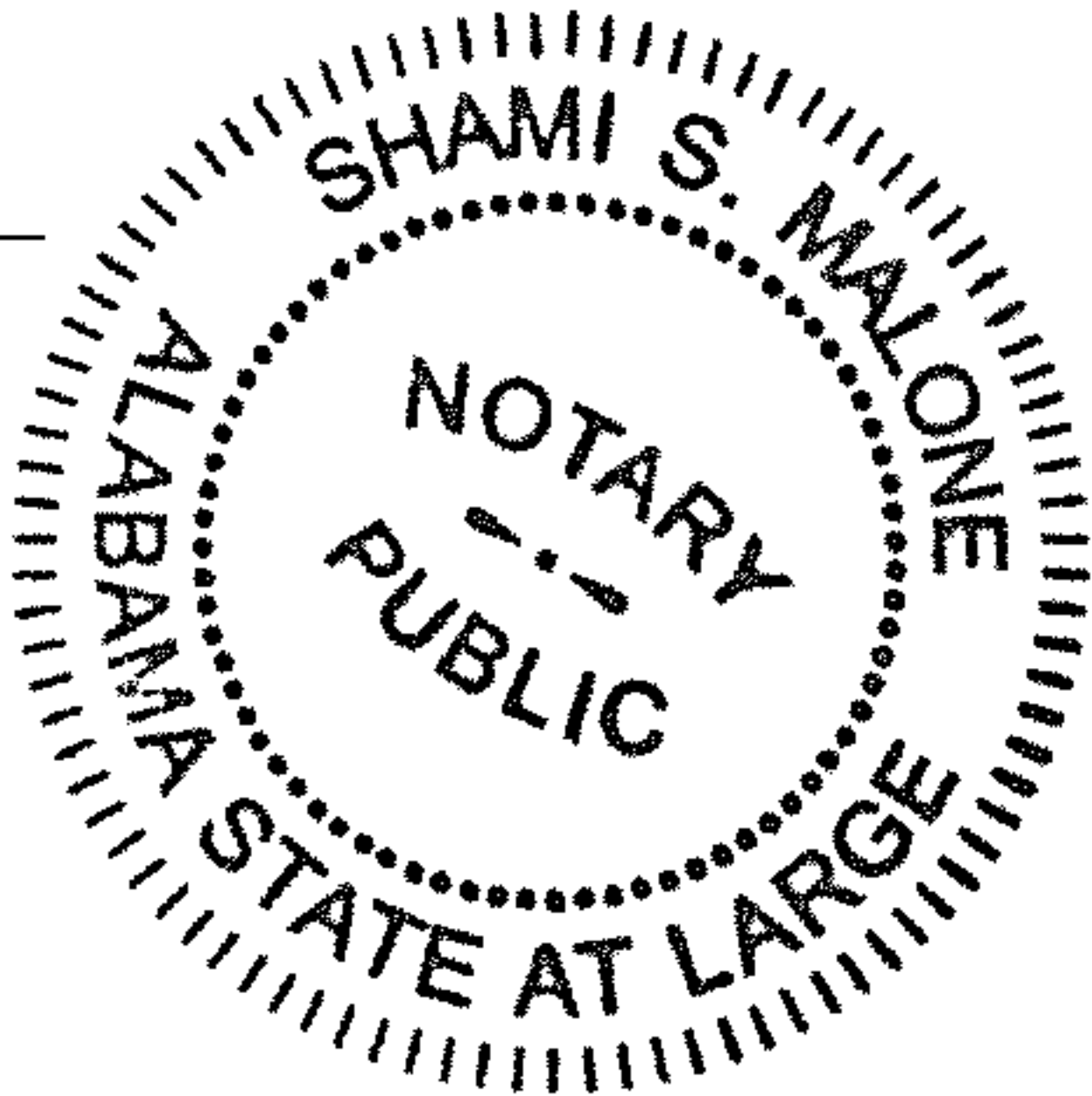


EXHIBIT "A"

Unit 1308, 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 of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2019 08:23:54 AM
\$21.00 CHARITY
20190605000193110

Alex S. Bayl