

Send tax notice to:  
PAULA J. LEA  
503 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

2019419

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventeen Thousand and 00/100 Dollars (\$117,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DOLORES GIBSON F/K/A DOLORES HAWKINS, a married woman,** whose mailing address is: 2960 AL Hwy 205 N Albertville, AL 35950 (hereinafter referred to as "Grantors") by **PAULA J. LEA and BRUCE H. LEA** whose property address is: **503 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 503, 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 is attached as Exhibit "D" together with the undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Horizon, a Condominium.**

**Dolores Gibson and Dolores Hawkins are one and the same person.**

**This property is not the homestead of the Grantor, nor that of her spouse.**

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 Condominium 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 or as recorded in Deed Book 32, Page 48 and Instrument #2000-42310.
4. A storm sewer and drainage easement between Daniel U.S. Properties, Ltd., and Daniel Properties XV in Real Volume 86, Page 349.
5. Sewer line easement and connection agreement between Daniel U.S. Properties, Ltd., and Daniel Properties XV in Real Volume 43, Page 611;

modified in Real Volume 86, Page 355 and further modified in Instrument #1994-03406.

- 6. Reservation as contained in Deed in Instrument #1994-03407.
- 7. Easement and agreement to Daniel International as recorded in Real Volume 356, Page 288.
- 8. 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, foundation, party walls, walkway and entrance.
- 9. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 75, Page 649 and Real Volume 2, Pages 792 and 797.
- 10. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations of title created by the "Condominium Ownership Act:, Chapter 8, Section 35-8-1 et seq., Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter BA, Sections 35-BA-101 et seq., Code of Alabama 1975, or set forth in Declaration of Condominium of Horizon, a condominium, dated 09/19/01 and recorded in Instrument #2001-40927, in the Probate Office of Shelby County, Alabama; in the By-Laws of Horizon Condominium Association, recorded in Instrument #2001-40923, in said Probate Office; in the Articles of Incorporation of Horizon Condominium Development, Inc., recorded in Instrument #2001-40922, in said Probate Office; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid.
- 11. Agreement to SWWC Utilities, Inc. as recorded in Instrument #20120514000171850.

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.

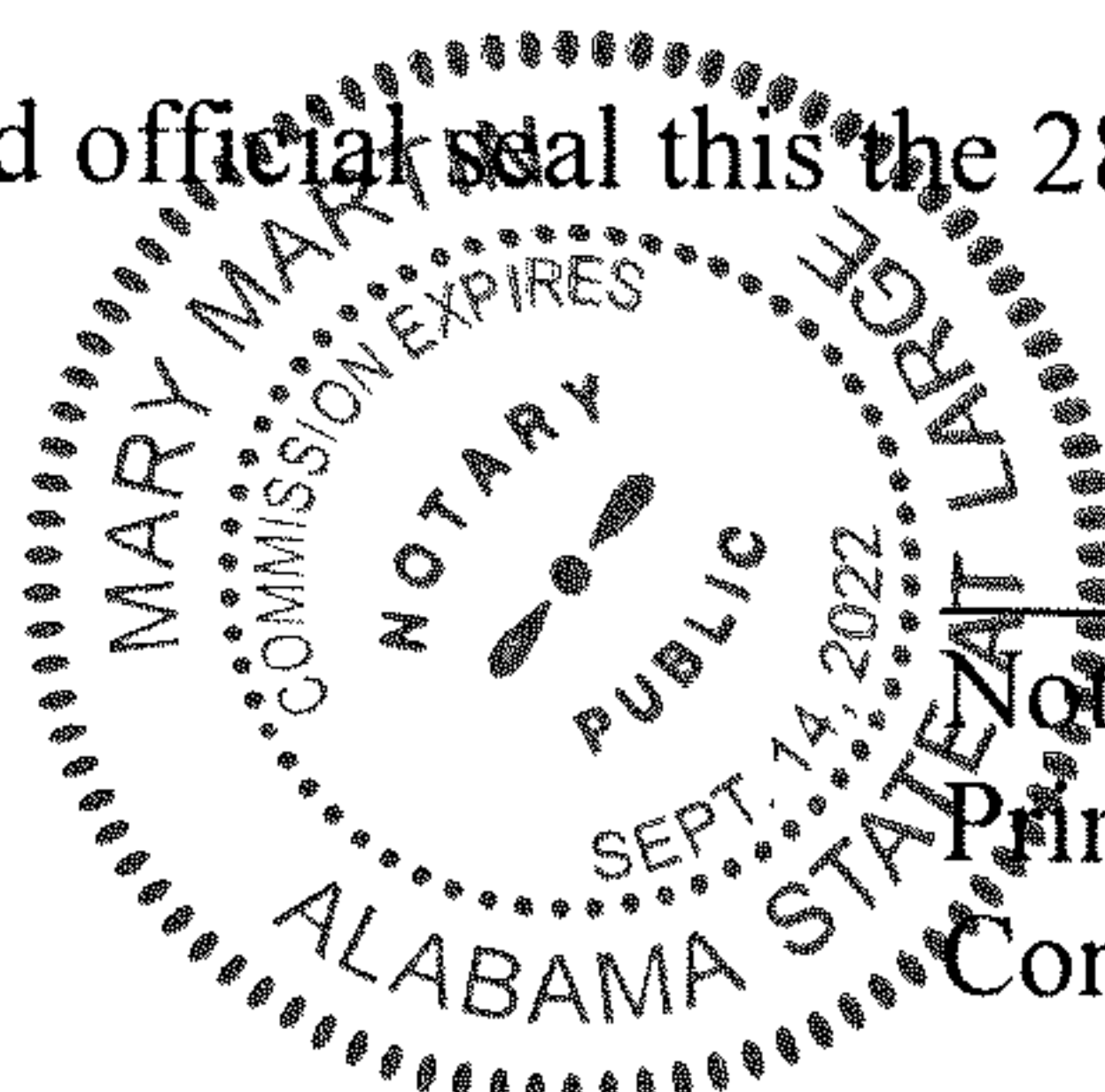
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of June, 2019.

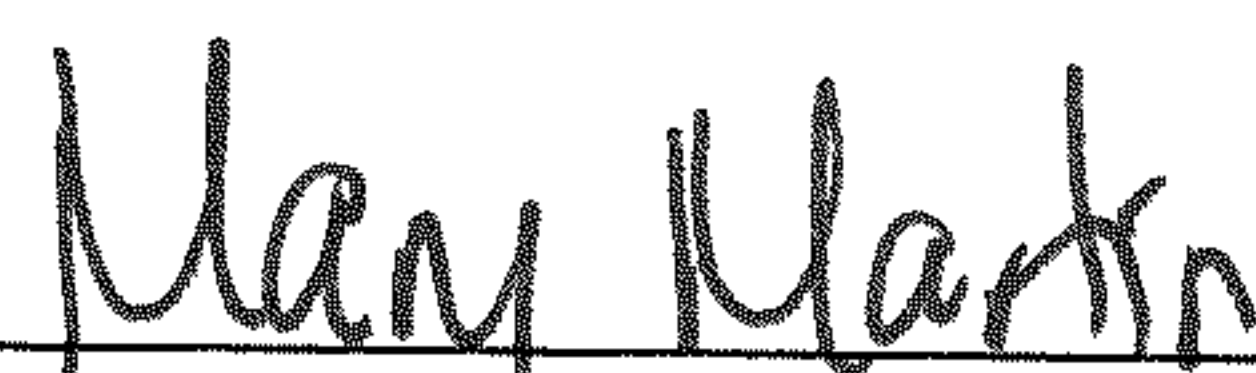
  
 \_\_\_\_\_  
 DOLORES GIBSON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOLORES GIBSON 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 28th day of June, 2019.



  
 \_\_\_\_\_  
 Notary Public  
 Print Name: Mary Martin  
 Commission Expires: 9/14/27



*Allen S. Boyd*