

**Send tax notice to:**  
Joshua L McMeans  
216 Morning Sun Drive  
Birmingham, AL 35242  
**BHM1900535**

**This instrument prepared by:**  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

20190717000254170  
07/17/2019 08:46:46 AM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighteen Thousand Four Hundred Fifty and 00/100 Dollars (\$118,450.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **Kristen Marianne Clancy Jenkins, formerly known as Kristen M. Clancy**, a married woman, whose mailing address is 912 Highland Road, Homewood, AL 35209, (hereinafter referred to as "Grantor"), by **Joshua L McMeans**, whose mailing address is 216 Morning Sun Drive, Birmingham, AL 35242, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **216 Morning Sun Drive, Birmingham, AL 35242**, to-wit:

**Unit 216, 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.**

**Kristen Marianne Clancy Jenkins is one and the same as Kristen M. Clancy, grantee in that deed dated July 21, 2006 and recorded July 26, 2006 in Instrument #20060725000357670.**

**THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.**

**SUBJECT TO:**

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINERAL AND MINING RIGHTS EXCEPTED.

**\$114,896.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that heshe will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 15<sup>th</sup> day of July, 2019.

Kristen Marianne Clancy Jenkins  
Kristen Marianne Clancy Jenkins

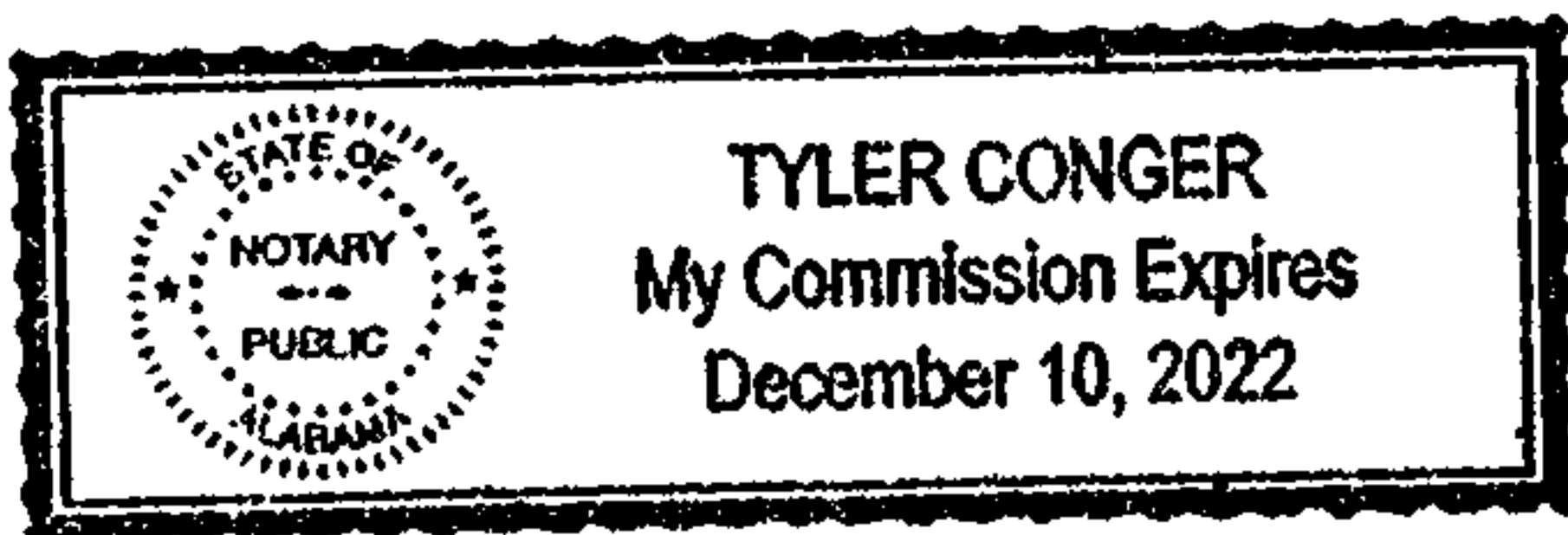
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kristen Marianne Clancy Jenkins**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 15<sup>th</sup> day of July, 2019

(Notary Seal)

Tyler M Conger  
Notary Public  
Print Name: TYLER M CONGER  
Commission Expires: 12/10/22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/17/2019 08:46:46 AM  
\$22.00 CHERRY  
20190717000254170

Allie S. Boyd