

Send tax notice to:  
MISTY M. ROSSKAMP  
104 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

2019744T

**20191205000450690**  
**12/05/2019 02:58:18 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Six Thousand and 00/100 Dollars (\$126,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROCKY NILES, a married man**, whose mailing address is: 1150 Ashford Lane Birmingham AL 35242 (hereinafter referred to as "Grantor") by **MISTY M. ROSSKAMP** whose property address is: **104 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Unit 104, 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 plat is attached as Exhibit "A" thereto, said Plat 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.**

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

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
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.

\$122,220.00 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 her hand and seal this the 2<sup>nd</sup> day of December, 2019.

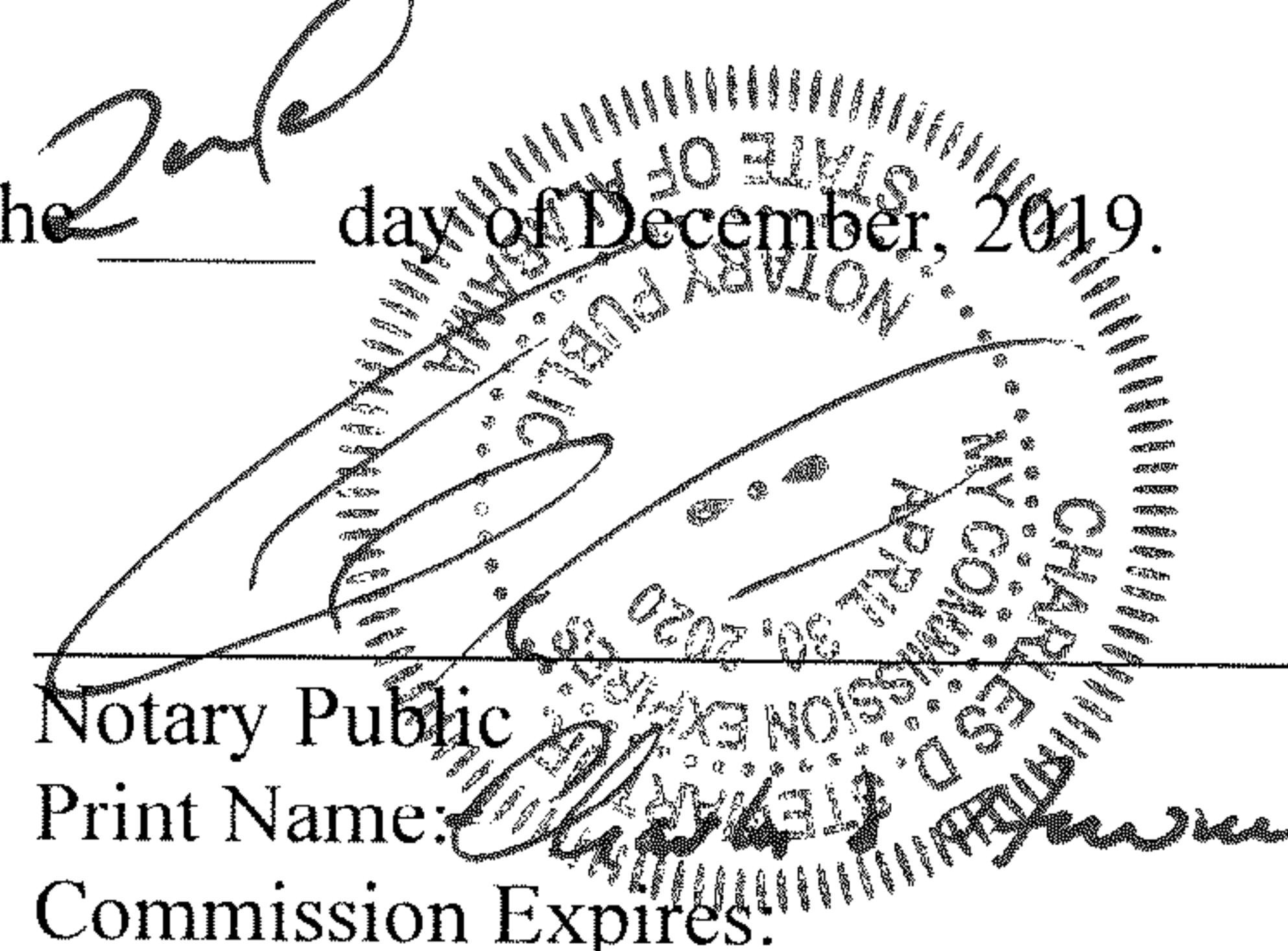
*Rocky Niles by DENISE NILES,  
HIS ATTORNEY IN FACT*

ROCKY NILES BY DENISE NILES, HIS  
ATTORNEY IN FACT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DENISE NILES, whose name as Agent and Attorney in Fact for ROCKY NILES, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for ROCKY NILES on the day the same bears date.

Given under my hand and official seal this the 2<sup>nd</sup> day of December, 2019.



830 20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/05/2019 02:58:18 PM  
\$29.00 CHARITY  
20191205000450690  
Allen S. Brey