


**SEND TAX NOTICE TO:**  
**Glen F. Mackey and Cody A. Ikerd**  
**705 Morning Sun Drive**  
**Birmingham, Alabama 35242**

This instrument was prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

  
20200521000202650 1/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
05/21/2020 08:41:39 AM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA**

**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Fifteen Thousand dollars & no cents (\$115,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Lamont Turner, a married man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Glen F. Mackey and Cody A. Ikerd** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

UNIT 705, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, WHICH IS RECORDED IN INST. NO. 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.

This property does not constitute the homestead of the Grantor(s).

\$103,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 2001, Page 40927 in the Probate Office of Shelby County, Alabama.

All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 28, Page 141.

Restrictions, easements and other matters of recorded filed in that certain Deed filed in Inst #2001-40924.

Articles of Incorporation of Horizon Condominium Association, inc. filed of record in Instrument #2001-40923

Sewer easements filed of record in Instrument 2001-40924 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

WARRANTY DEED  
CBT File #2004069

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this May 13, 2020 .

Lamont Turner (Seal)  
Lamont Turner

STATE OF ALABAMA <sup>TN</sup>  
<sup>Davidson</sup>  
JEFFERSON COUNTY

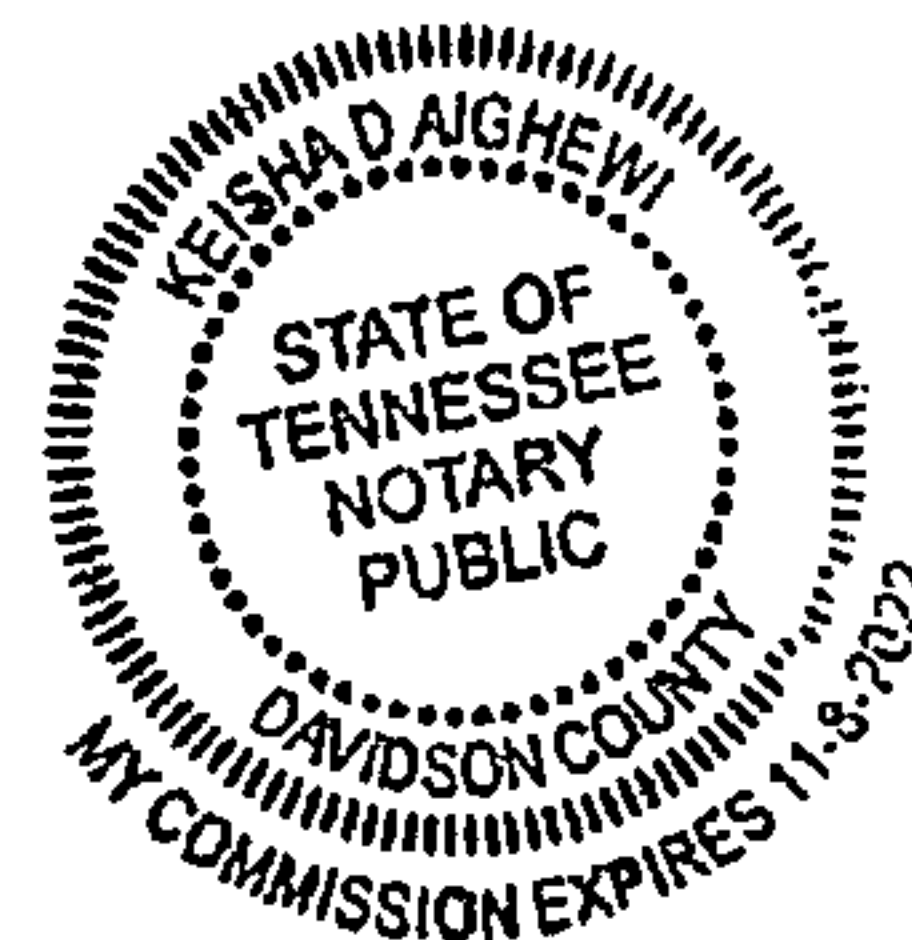
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lamont Turner, a married man, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, 2020

Keisha Daighevi  
Notary Public.

(Seal)  
My Commission Expires: 11-8-2022



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## Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Lamont Turner

Grantee's Name Glen F. Mackey and Cody A. Ikerd

Mailing Address 105 Brilliantine Circle  
Franklin, Tennessee 37064

Mailing Address 705 Morning Sun Drive  
Birmingham, Alabama 35242

Property Address 705 Morning Sun Drive  
Birmingham, Alabama 35242

Date of Sale 05/13/2020

Total Purchase Price \$115,000.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

\_\_\_\_\_ Bill of Sale

☒ Sales Contract

\_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal

\_\_\_\_\_ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/13/2020

Print Glen F. Mackey

\_\_\_\_\_ Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



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