

STATE OF ALABAMA

COUNTY OF SHELBY

GRANTEES'
MAILING ADDRESS:
117 Colonial Drive
Meridianville, AL 35759

PROPERTY ADDRESS:
601 Morning Sun Drive
Hoover, AL 35242

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of ONE HUNDRED THIRTY ONE THOUSAND NINE HUNDRED AND 00/100 Dollars (\$131,900.00) and other good and valuable consideration to the Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **KELLY P. JOHNSON and BONNIE R. JOHNSON, a married couple**, (herein referred to as "Grantors"), with a mailing address of 4067 Highland Ridge Road, Birmingham, AL 35242, do by these presents grant, bargain, sell and convey unto **TAMMEY JUNE SPARKS-USSERY and JAMES ANTHONY USSERY, a married couple**, (herein referred to as "Grantees"), for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 601, 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 recorded 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 conveyance is subject to all matters applicable to the aforesaid property appearing of record in the Office of the Judge of Probate for Shelby County, Alabama, including those contained on the attached Exhibit "A." This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

\$98,425.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

Unless separately contracted and purchased, the drafter has provided no opinion of title.

TO HAVE AND TO HOLD the aforegranted premises to the said Grantees, for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

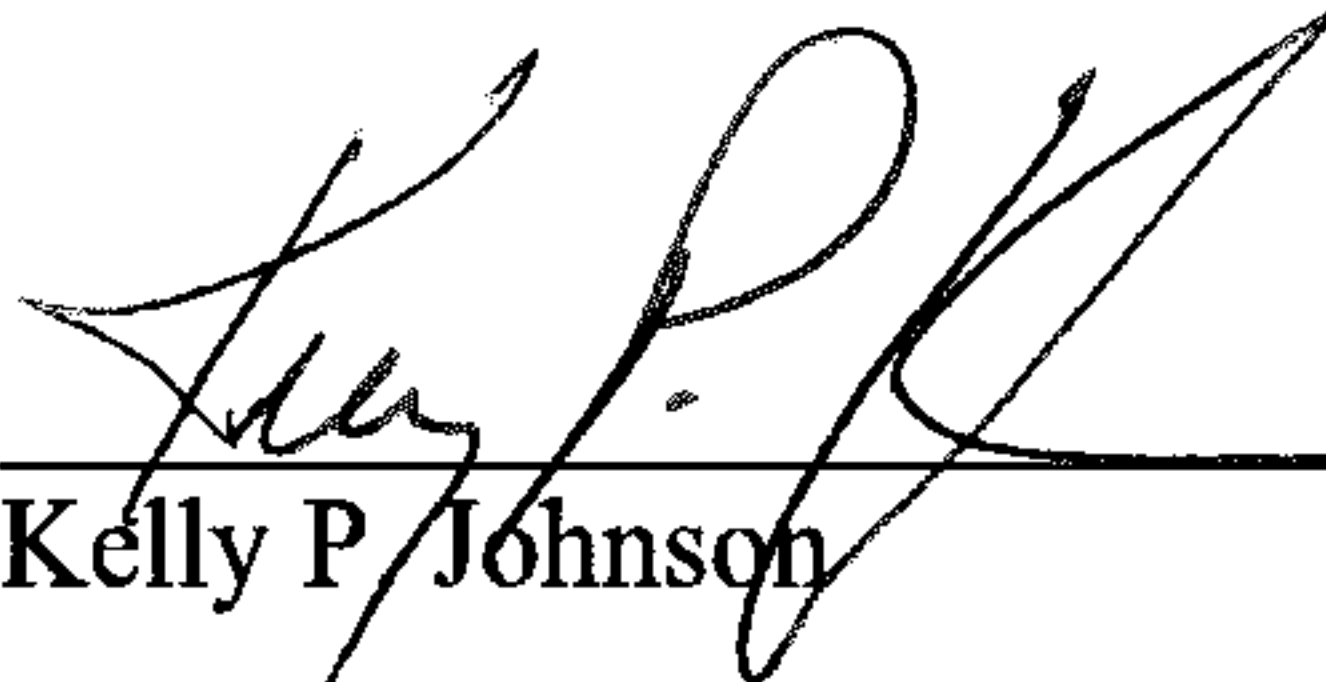
And the said Grantors do, for themselves, and their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

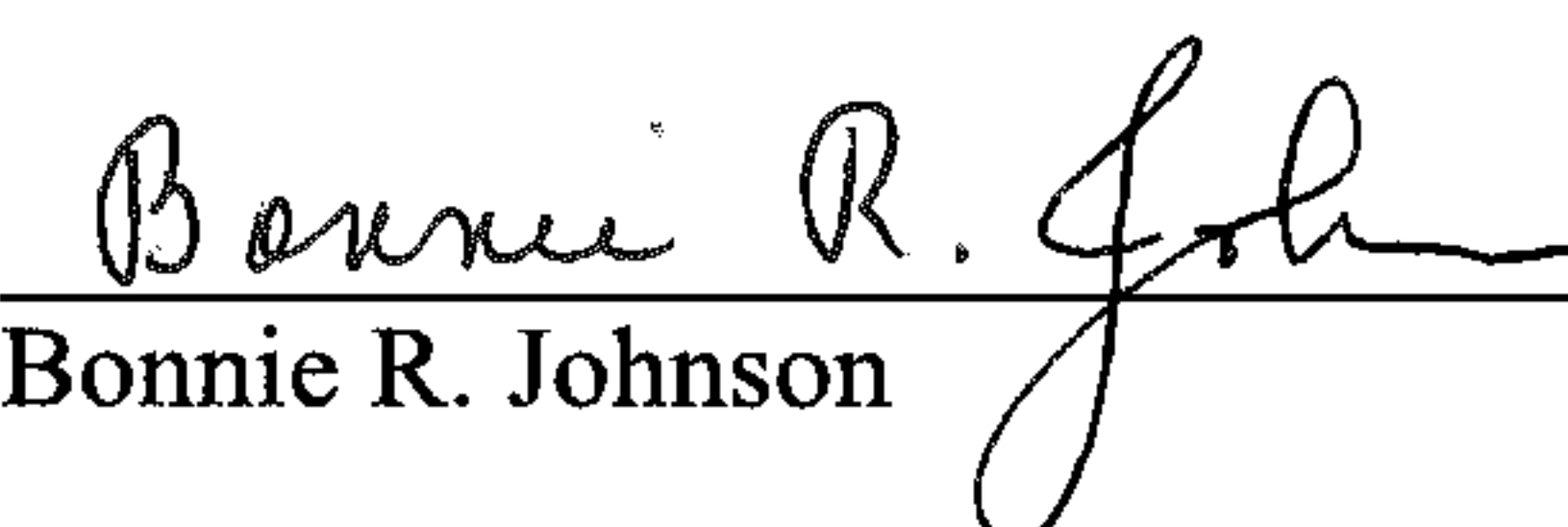
The purchase price or actual value claimed can be verified by the following: SALES

WARRANTY DEED CONTINUED FROM PREVIOUS PAGE

CONTRACT. The undersigned Grantors do hereby attest to the best of their knowledge and belief that the above information is true and accurate. The undersigned Grantors further understand that any false statements claimed may result in the imposition of the penalty indicated in Alabama Code § 40-22-1(h) (1975).

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this ____ day of March, 2021.

 (SEAL)
Kelly P. Johnson

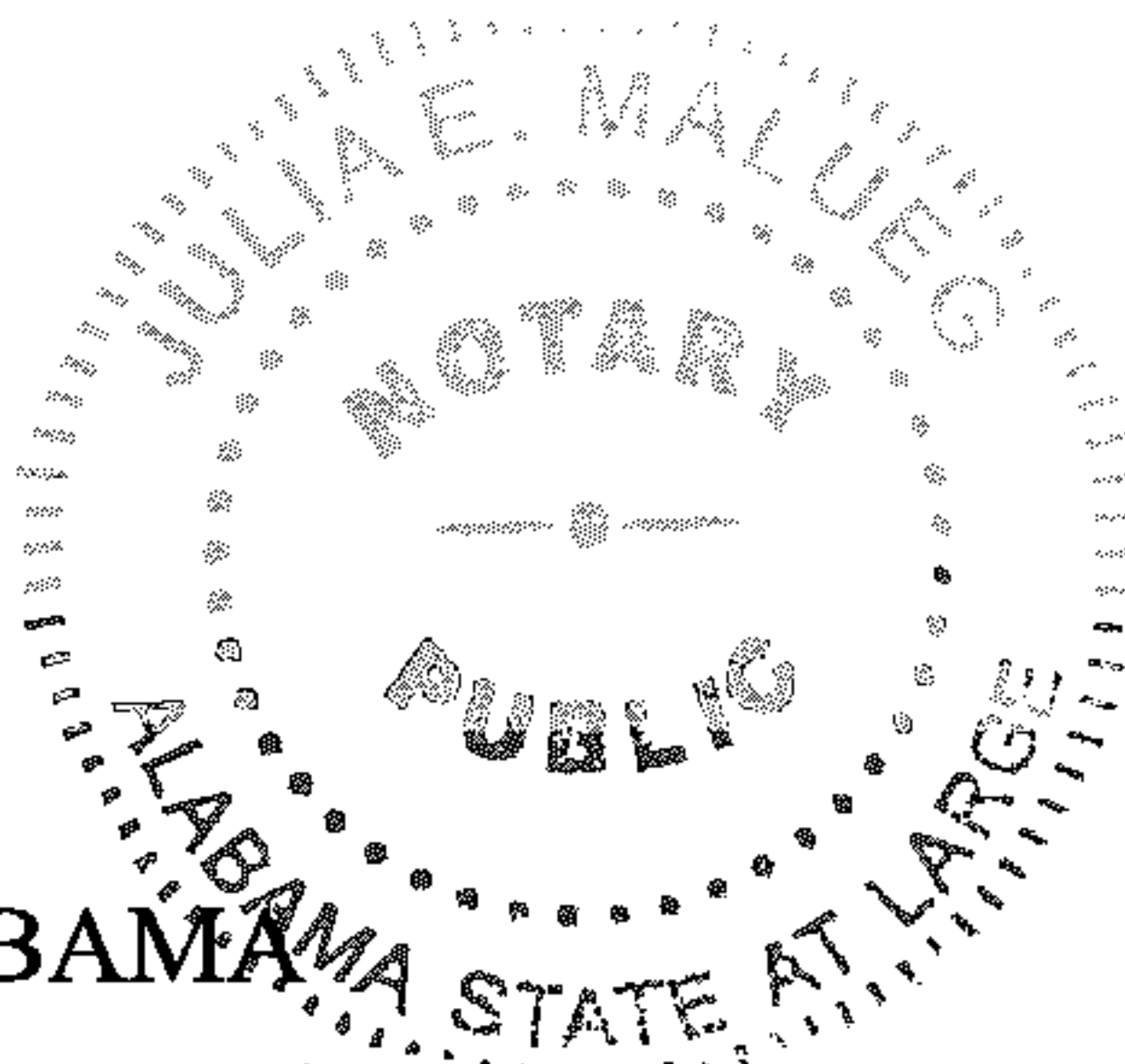
 (SEAL)
Bonnie R. Johnson

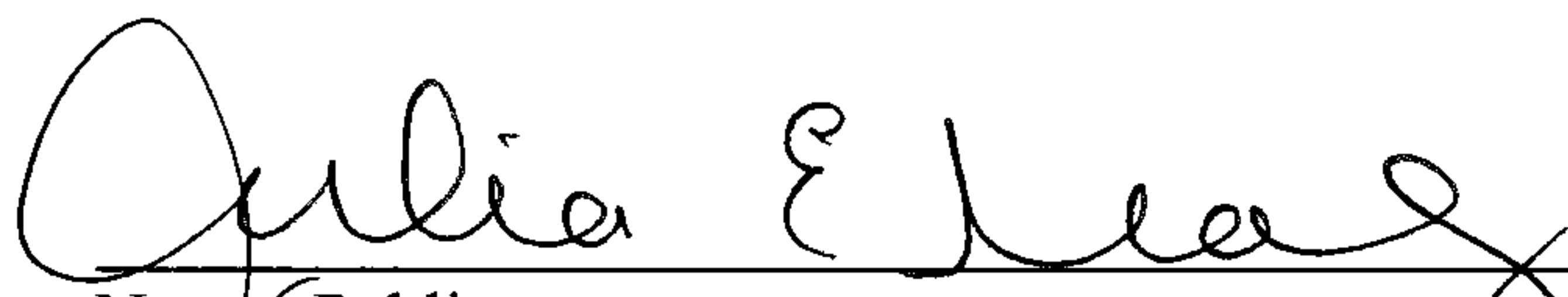
STATE OF ALABAMA

COUNTY OF Madison

I, the undersigned notary public, in and for said county and state, hereby certify that Kelly P. Johnson, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 22 day of March, 2021.

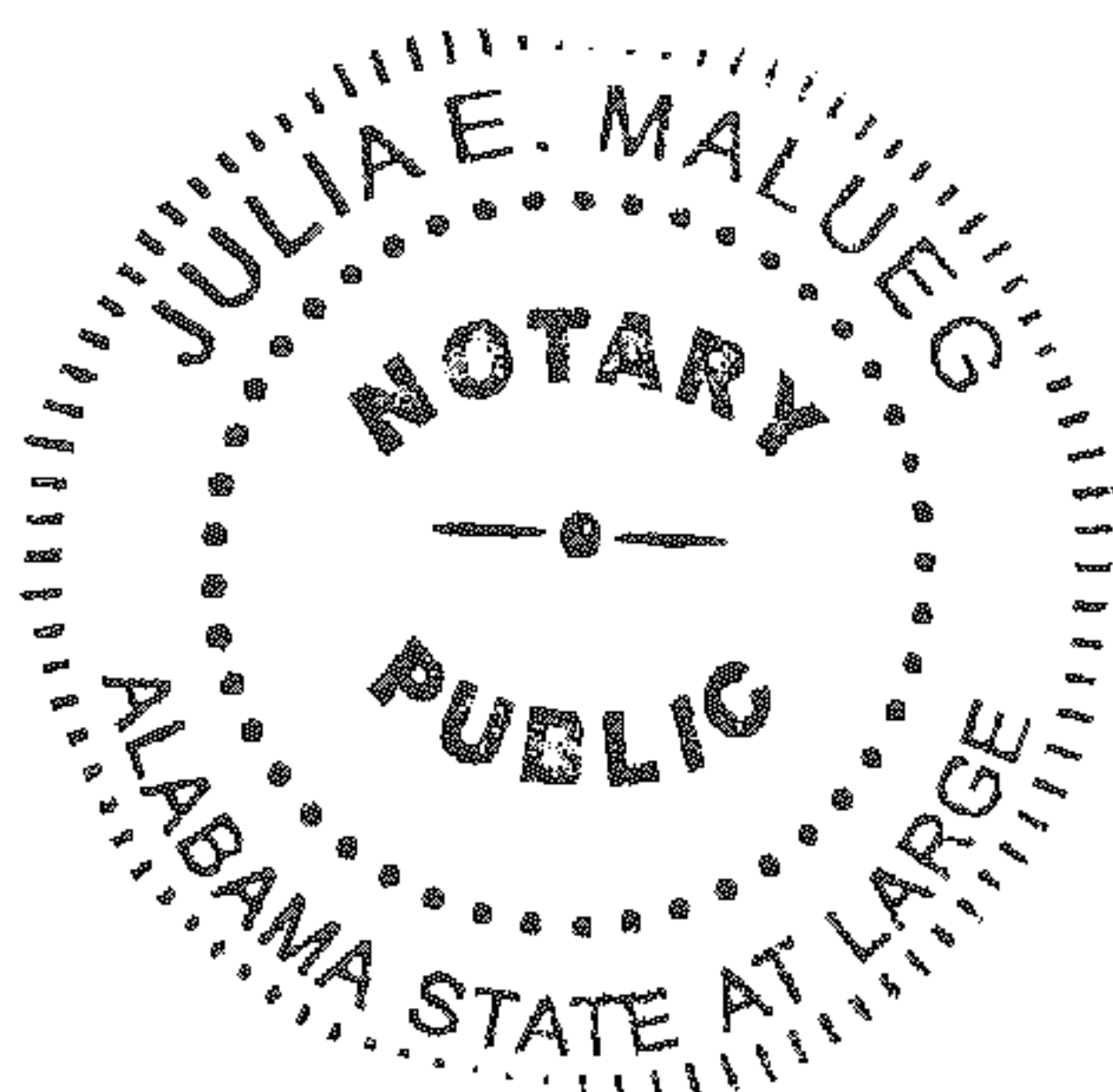


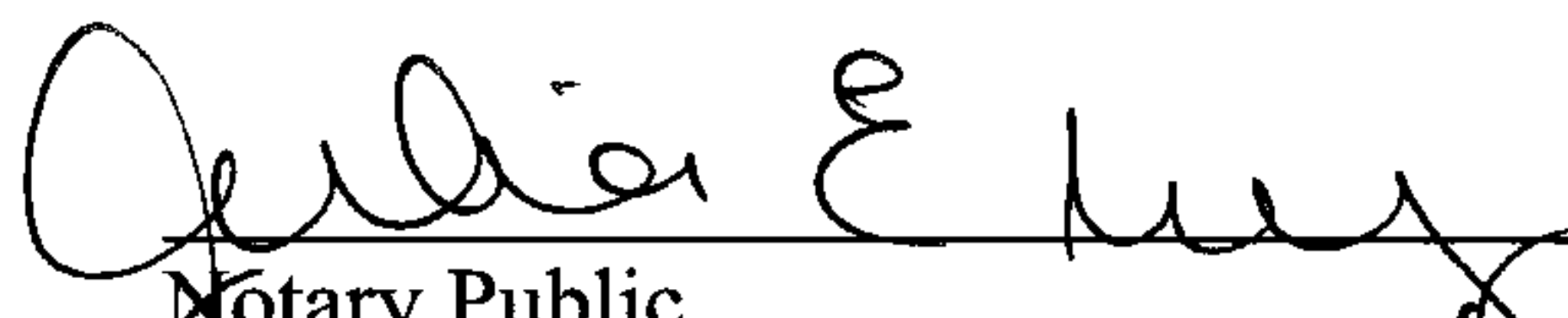

Notary Public
My commission expires 07/22/2023

STATE OF ALABAMA
COUNTY OF Madison

I, the undersigned notary public, in and for said county and state, hereby certify that Bonnie R. Johnson, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 22 day of March, 2021.

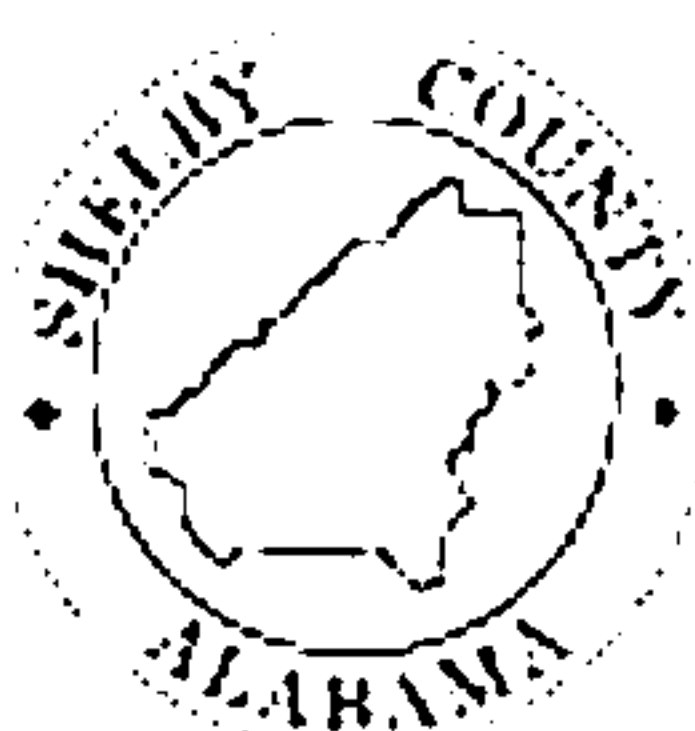



Notary Public
My commission expires 07/22/2023

This instrument was prepared by:
Todd R. Howard
Attorney-at-Law
615 Clinton Avenue, #2632
Huntsville, Alabama 35804
(256) 975-1055

EXHIBIT "A"

1. Declaration of Condominium Trust of Horizon Condominium Development, Inc, recorded on September 21, 2001 as Instrument #2001-40927 in the official records of the Shelby County Recording Office.
2. Articles of Incorporation, recorded as Instrument #2001-40922 in the official records of the Shelby County Recording Office.
3. A storm sewer and drainage Easement, recorded in Volume 86, Page 349 in the official records of the Shelby County Recording Office.
4. Sewer Line Easement and connection agreement, recorded in Volume 43, Page 661 and Modified in Volume 86, Page 355 and further modified in Instrument No. 1994-3406 in the official records of the Shelby County Recording Office.
5. Easement, recorded in Book 43, Page 611 in the official records of the Shelby County Recording Office.
6. Reservation as contained in deed recorded as Instrument #1994-3407 in the official records of the Shelby County Recording Office.
7. Right of way granted to Alabama Power Company, recorded in Volume 2, Page 792 and Volume 2, Page 797 in the official records of the Shelby County Recording Office.
8. Agreement recorded as Instrument #2012-17131 in the official records of the Shelby County Recording Office.



Allen S. Bayl