

Send tax notice to:
CODY B. SUGGS
902 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

2021625

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Two Thousand and 00/100 Dollars (\$142,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DIANE W KELLER, A SINGLE INDIVIDUAL** whose mailing address is **1167 HIGHLAND VILLAGE TRAIL, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantors") by **CODY B. SUGGS and RICHARD IRA WYATT** whose property address is **902 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 902, in Horizon, a Condominium, as established by that certain Declaration on 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 Conditions the By-Laws of The Horizon Condominiums 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.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Right of way to Alabama Power Company recorded in Real 2 page 792; Real 2 page 797 and Book 75 page 649 in the Probate Office.
3. Covenants, conditions and restrictions as set forth in Map Book 28 page 141 and Instrument 2001-40927 and Instrument No. 2001-40923 in the Probate Office.

4. 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, foundations, party walls, walkways and entrance.
5. The rights of tenants only, in possession under residential leases, with no outstanding options to purchaser or rights of first refusal.
6. Limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8 Condominium Ownership Act, Acts 19641st Executive Sessions No. 206, pages 266 and Acts 1973 No. 1059, page 1732, 1975 Code of Alabama.
7. Terms and Provisions with reservation of rights between Daniel U.S. Properties Limited Partnership, Ltd. And Daniel Properties XV Limited Partnership, recorded in Instrument No. 1994-03407 in Probate Office.
8. Storm sewer and drainage easement between Daniel U.S. Properties, Ltd. And Daniel Properties, XV, recorded in Real Book 86 page 349 in Probate Office.
9. Sewer line easements and connections agreement between Daniel U.S. Properties, Ltd. And Daniel Properties, XV, recorded in Real 43 page 611, as modified by that certain First Modification to Sewer Line Easement and connection agreement recorded in Real 86 page 355, and further modified by that certain quit claim deed with reservation of rights dated 1-31-94, recorded in Instrument 1994-03407, Agreement and assumption as recorded in 20110623000183770, Ratification of Agreement as recorded in Instrument 20120514000171650, conveyance of easement rights as recorded in Instrument 20120514000172460 in the Probate Office of Shelby County, Alabama.
10. Quitclaim deed with reservation of rights dated 1/31/94 as recorded in Instrument No. 1994-03407 in Probate Office.
11. Building and setback lines of 25 feet as recorded in Map Book 28 page 141 in the Probate Office of Shelby County, Alabama.
12. Non-Exclusive Access Easement as recorded in Book 356 page 288 in the Probate Office of Shelby County, Alabama.
13. Articles of Incorporation of Horizon Condominium Development, Inc., as recorded in Instrument No. 2001-40922 in the Probate Office of Shelby County, Alabama.
14. Change of Registered Agent as recorded in Instrument No. 20051228000667140 in the Probate Office of Shelby County, Alabama.

\$120,700.00 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 his/her hand and seal this the 9th day of August, 2021.

Diane W Keller
DIANE W KELLER

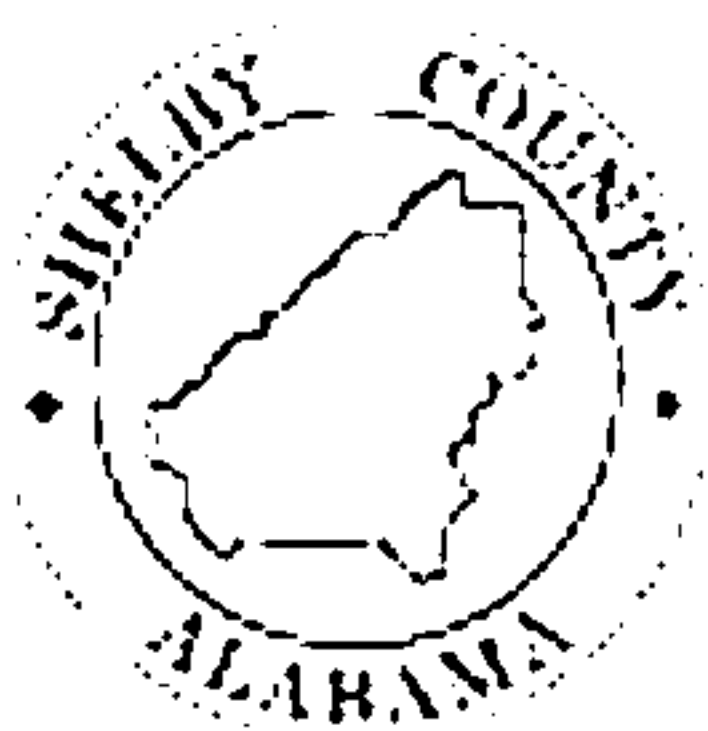
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DIANE W KELLER 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 9th day of August, 2021.

Notary Public
Print Name:
Commission Expires:

[Signature]
[Signature]
[Signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2021 10:39:56 AM
\$49.50 CHERRY
20210810000387980

Allie S. Boyd