

Send tax notice to:

MY PLACE RENTALS LLC

*3632 Shandrick Place
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

2021654T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Six Thousand and 00/100 Dollars (\$76,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID B WILIAMS, II, A MARRIED MAN** whose mailing address is: *2434 Pearls Pk 35242 Shreveport, LA* (hereinafter referred to as "Grantors") by **MY PLACE RENTALS LLC** whose property address is: **1002 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 1002, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument No. 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.

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. 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, including those recorded in Instrument #1994-03407; Deed Book 32, page 48 and Instrument #2000-42310..
4. Covenants, Conditions and Restrictions as recorded in Instrument #2001-40927.
5. Ratification of Agreement recorded in Instrument #20110623000183770 and in Instrument #20120514000171330.
6. Articles of Incorporation of Horizon Homeowners' Association, Inc. recorded in Instrument #2001-40922 together with By-Laws recorded in #2001-40923.
7. Sewer and drainage easement recorded in Real Volume 86, page 349.
8. Sewer line easement and connection agreement recorded in Real Volume 43, page 611; modified in Real Volume 86, page 355 and Instrument #1994-03406.
9. Easement and Agreement recorded in Real Volume 356, page 288.
10. Right of way in favor of Alabama Power Company recorded in Deed Book 75, page 649 and Real Volume 2, pages 792 and 797.
11. Agreement to SWWC Utilities, Inc. recorded in Instrument #20120514000171850.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor that of his spouse.

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.

17th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of August, 2021.

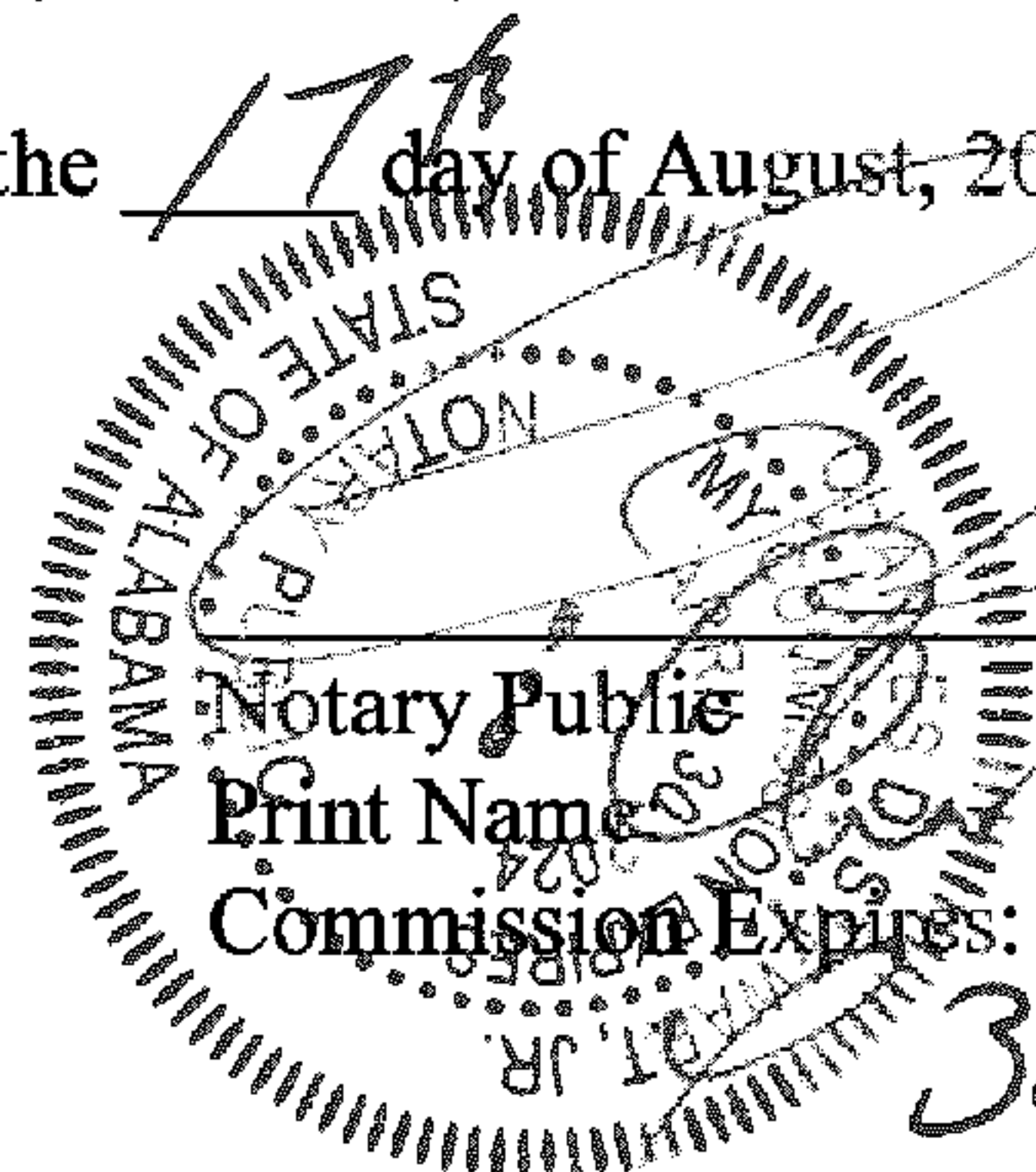

DAVID B WILLIAMS, II

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID B WILLIAMS, II 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 17th day of August, 2021.


Notary Public
Print Name: David J. Farnut
Commission Expires: 30-2-21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2021 10:41:23 AM
\$101.00 JOANN
20210818000402800

Allen S. Bayl