

Send tax notice to:

MICHELE ADKINS
405 MORNING SUN DRIVE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2021754T

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Two Thousand Four Hundred Fifty and 00/100 and 00/100 (\$142,450.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MY PLACE RENTALS, LLC, A LIMITED LIABILITY COMPANY, **whose mailing address is 1222 EDENTON STREET, BIRMINGHAM, ALABAMA 35242** (hereinafter referred to as "Grantors") by MICHELE ADKINS **whose property address is 405 MORNING SUN DRIVE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 405, 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, 2021 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2022.
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. Covenants, Conditions and Restrictions as recorded in Instrument #2001-40927.
4. Ratification of Agreement recorded in Instrument #20110623000183770 and in Instrument #20120514000171330.
5. Articles of Incorporation of Horizon Homeowners' Association, Inc. recorded in Instrument #2001-40922 together with By-Laws recorded in #2001-40923.
6. Sewer and drainage easement recorded in Real Volume 86, page 349.
7. Sewer line easement and connection agreement recorded in Real Volume 43, page 611; modified in Real Volume 86, page 355 and Instrument #1994-03406.
8. Easement and Agreement recorded in Real Volume 356, page 288.
9. Right of way in favor of Alabama Power Company recorded in Deed Book 75, page 649 and Real Volume 2, pages 792 and 797.
10. Agreement to SWWC Utilities, Inc. recorded in Instrument #20120514000171850.


\$140,000.00 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. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, MY PLACE RENTALS, LLC, by Marty Nunley and Ellen A Nunley, its Members, who are authorized to execute this conveyance, have hereunto set its signature and seal on this the 13th day of October, 2021.

MY PLACE RENTALS, LLC


BY: MARTY NUNLEY
ITS: MEMBER


BY: ELLEN A NUNLEY
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Nunley and Ellen A Nunley, whose names as Members of MY PLACE RENTALS, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 13th day of October, 2021.


Notary Public
Print Name: Charles E. Hearn
Commission Expires: 30 21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2021 03:18:47 PM
\$27.50 CHERRY
20211015000503310

