

20211105000536370
11/05/2021 08:35:15 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Thad Penuel
1105 Morning Sun Dr
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100943

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$112,500.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Acton Park, LLC, a/an ALABAMA limited liability company**, whose address is 3101 Somerset Trce, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Thad Penuel**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Thad Penuel**, the following described real estate situated in Shelby County, Alabama, the address of which is **1105 Morning Sun Dr, Birmingham, AL 35242**, to-wit:

Unit 1105, in Horizon, a Condominium, as established by that certain Declaration of 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 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 current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Acton Park, LLC, by Christopher Kontzen, as Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 4th day of November, 2021.

Acton Park, LLC



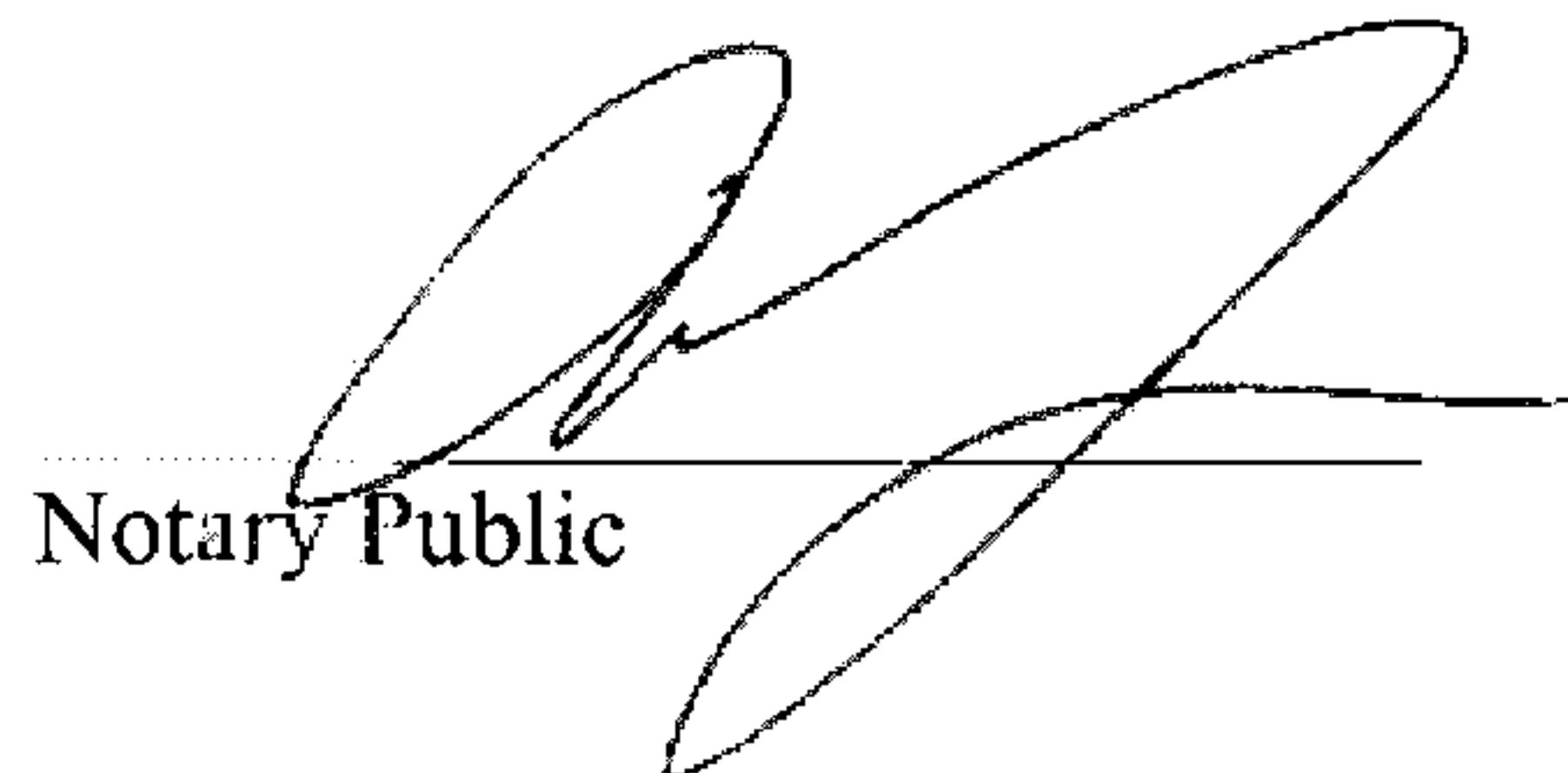
By: Christopher Kontzen
Its: Member

State of Alabama

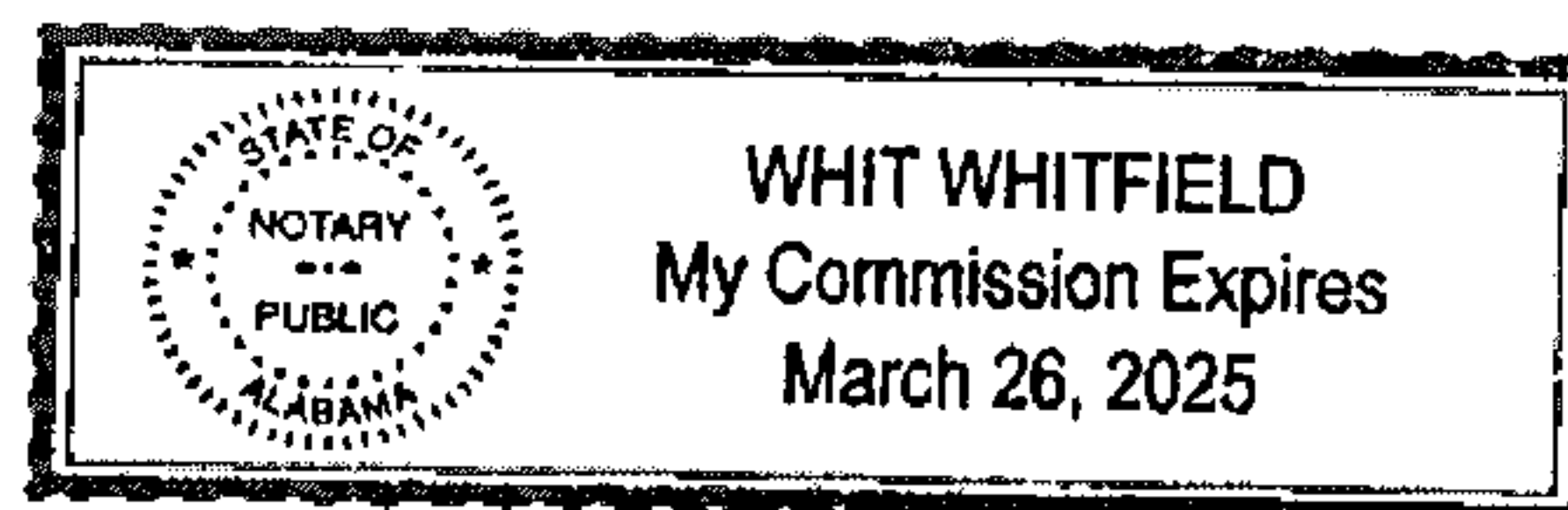
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Kontzen, as Member of Acton Park, LLC, a/an ALABAMA limited liability company 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/she/they, in his/her/their capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 4th day of November, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2021 08:35:15 AM
\$137.50 KIMBERLY
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Alli S. Beyl