

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB2926

Beltway Properties, LLC
216 Morning Sun Drive
Birmingham, AL 35242

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:


That in consideration of **One Hundred Fifty Thousand Dollars and 00/100 Dollars (\$150,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Joshua L. McMeans, an unmarried man** whose mailing address is: 2144 Vestridge Drive, Birmingham, AL 35216; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Beltway Properties, LLC** whose mailing address PO Box 1363 Fayetteville, GA 30214 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 216 Morning Sun Drive, Birmingham, AL 35242 to wit:

Unit 216, 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 recorded in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium by 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 showing in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12/8²⁰²¹ day of _____, 2021.




Joshua L. McMeans

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson, a Notary Public in and for said county in said state, hereby certify that **Joshua L. McMeans** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

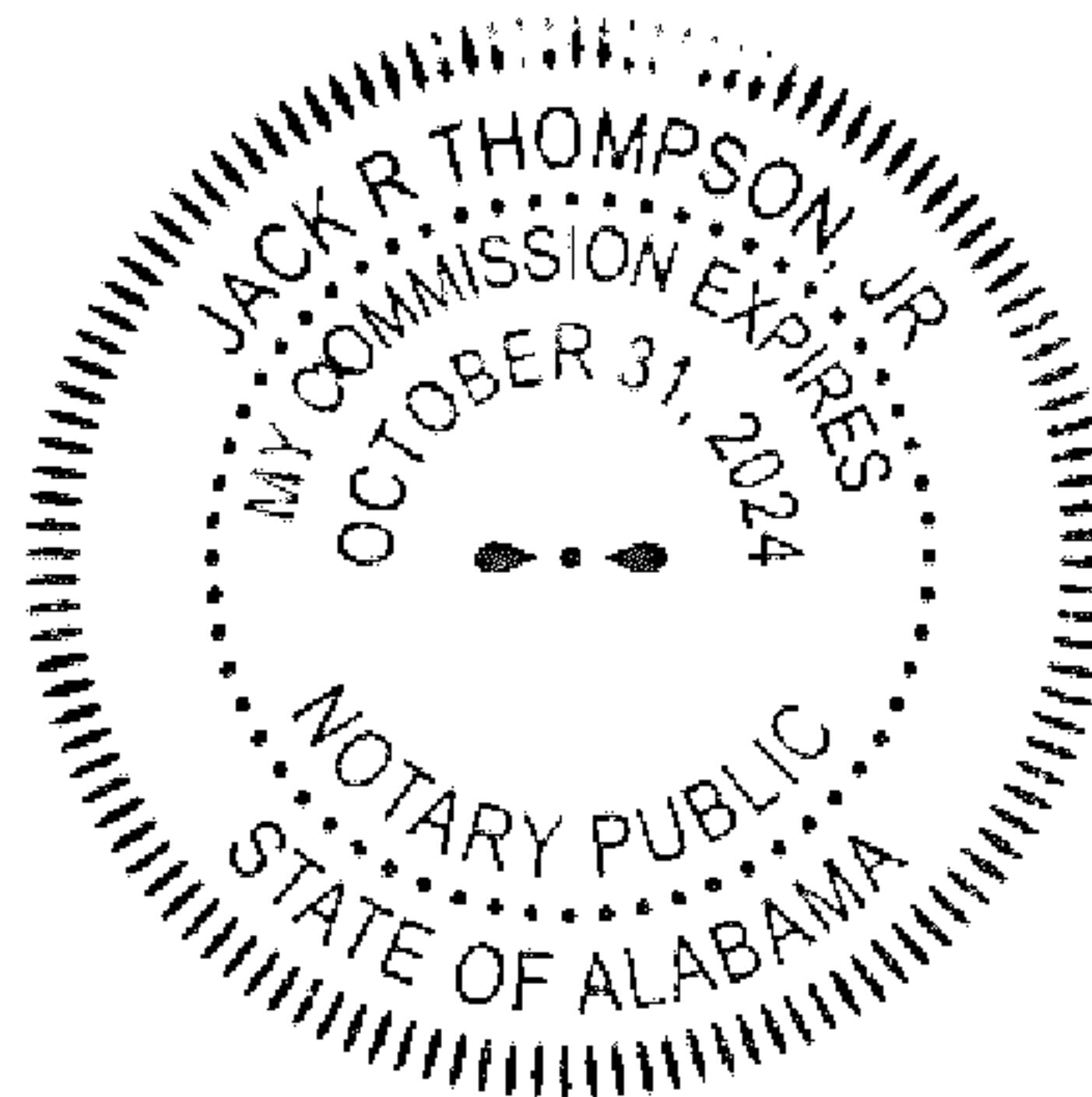
WITNESS my hand and official seal in the county and state aforesaid this the 07 day of December, 2021.

My Commission Expires: 10/31/2024



Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/09/2021 11:46:05 AM
\$175.00 BRITTANI
20211209000585440

Allie S. Bayl