

THIS INSTRUMENT PREPARED BY:  
MARK S. BOARDMAN, ESQ.  
BOARDMAN, CARR, PETELOS,  
WATKINS, & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

Send Tax Notice to:  
Jan Phillip Wood and Jill C. Wood  
201 Morning Sun Drive  
Birmingham, Alabama 35242

The preparer of this deed makes no certification as to title  
and has not examined the title to the property.



20211230000614590 1/2 \$147.50  
Shelby Cnty Judge of Probate, AL  
12/30/2021 02:53:18 PM FILED/CERT

**GENERAL WARRANTY DEED**

STATE OF ALABAMA        )  
  )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty-Two Thousand Five Hundred and No/100 Dollars (\$122,500.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Daniel Patton Ogle**, a single individual (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto **Jan Phillip Wood** and **Jill C. Wood** (hereinafter referred to as GRANTEES), jointly with right of survivorship, in fee simple the following described real property, lying and being in the County of Shelby, State of Alabama, to-wit:

Unit 201, in Horizon, a Condominium as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument Number 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.

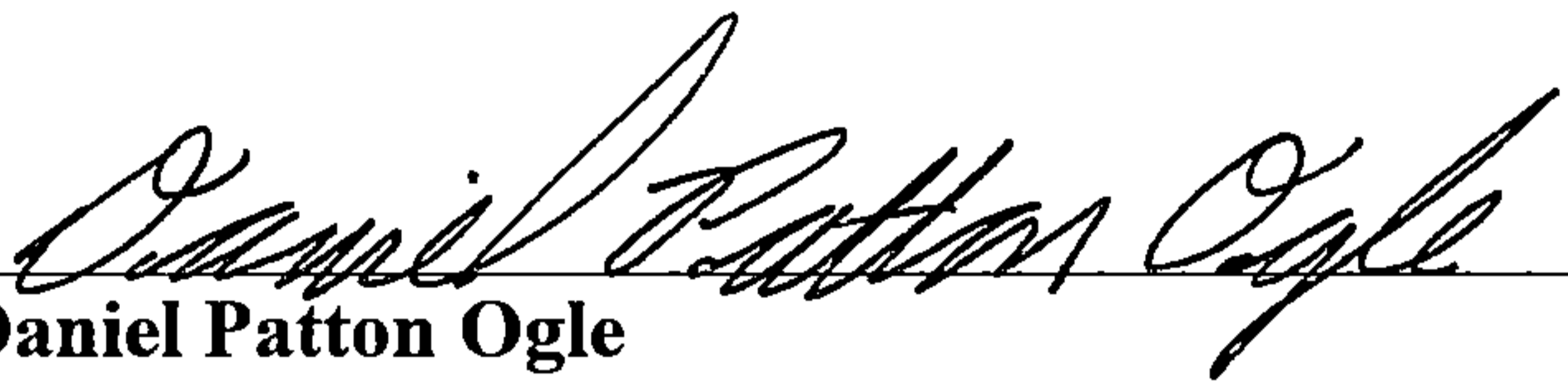
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S beneficiaries, heirs, successors, executors and administrators, covenant with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate interest conveyed; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years,

and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S beneficiaries, successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, **Daniel Patton Ogle**, has hereunto set his hand and seal this the **22nd** day of **December, 2021**.


  
Daniel Patton Ogle

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Daniel Patton Ogle**, whose name is signed to the foregoing Instrument and who, being known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22<sup>nd</sup> day of **December, 2021**.

  
NOTARY PUBLIC  
My Commission Expires: 10-26-2022

  
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