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02/23/2022 02:54:39 PM
DEEDS 1/2

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Petrusson Properties, LLC
5025 Meadow Brook Rd
Birmingham, AL 35242-3115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Two Thousand Five Hundred Dollars and No Cents (\$152,500.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Madison F. Halvorson, an unmarried woman and Thomas A. Whitten, a married man, whose mailing address is:

1306 17th Ave S Birmingham, AL 35205

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Petrusson Properties, LLC, whose mailing address is:

5025 Meadow Brook Rd., Birmingham, AL 35242-3115

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit: **708 Morning Sun Dr. Birmingham, AL 35242**

Unit 708, 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 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: All easements, restrictions and rights of way of record.

Thomas A. Whitten, grantor herein, is a married man, however, this property is not the homestead of the Grantor or his spouse.


TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 22nd day of February, 2022.



Madison F. Halvorson

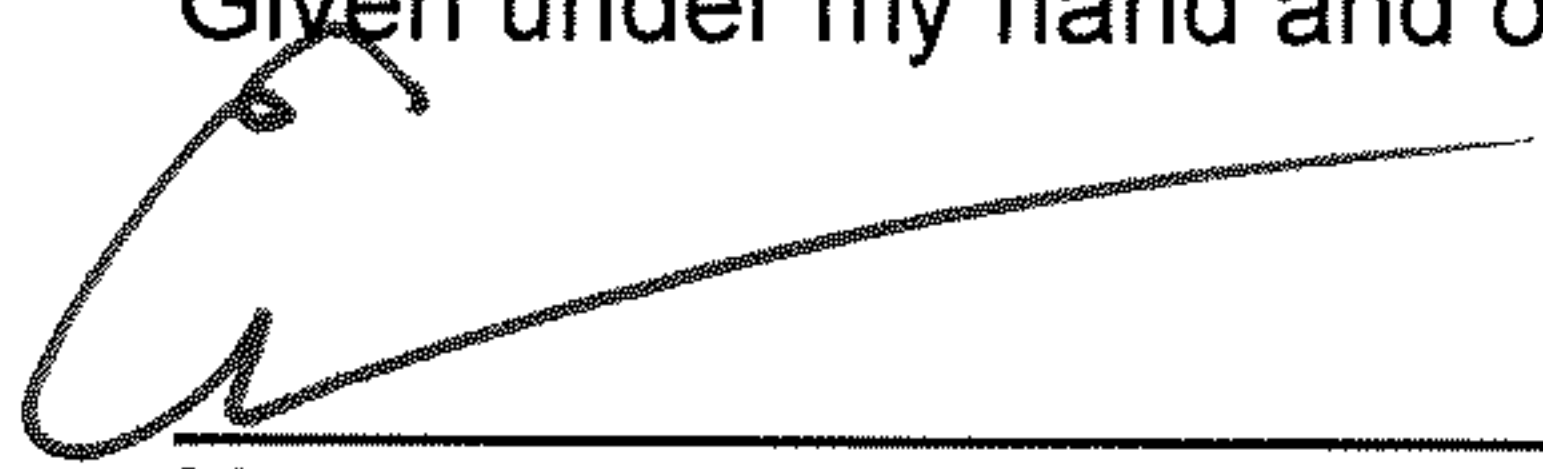


Thomas A. Whitten

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Madison F. Halvorson, an unmarried woman and Thomas A. Whitten, a married man 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of February, 2022.



Notary Public, State of Alabama

Printed Name of Notary _____
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$177.50 BRITTANI
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Alvin S. Bayl