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02/24/2022 10:34:14 AM  
DEEDS 1/2

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Petrusson Properties, LLC  
5025 Meadowbrook Dr.  
Birmingham, AL 35242

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Two Thousand Five Hundred Dollars and No Cents (\$142,500.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Glen F. Mackey, an unmarried man and Cody A. Ikerd, an unmarried man, whose mailing address is:**

**1337 Wilshire Dr. Birmingham, AL 35213**

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

**Petrusson Properties, LLC, whose mailing address is:**

**5025 Meadowbrook Dr., Birmingham, AL 35242**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 705 Morning Sun Drive, Birmingham, AL 35242** to-wit:

Unit 705, 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.

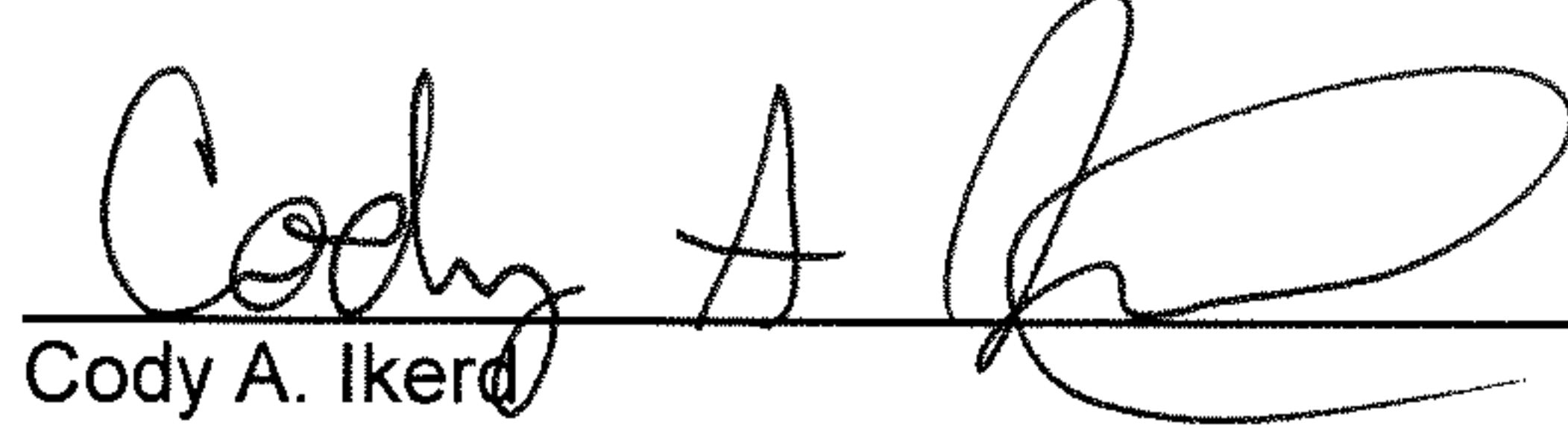
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 15th day of February, 2022.



Glen F. Mackey



Cody A. Ikerd

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Glen F. Mackey, an unmarried man and Cody A. Ikerd, an unmarried man, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

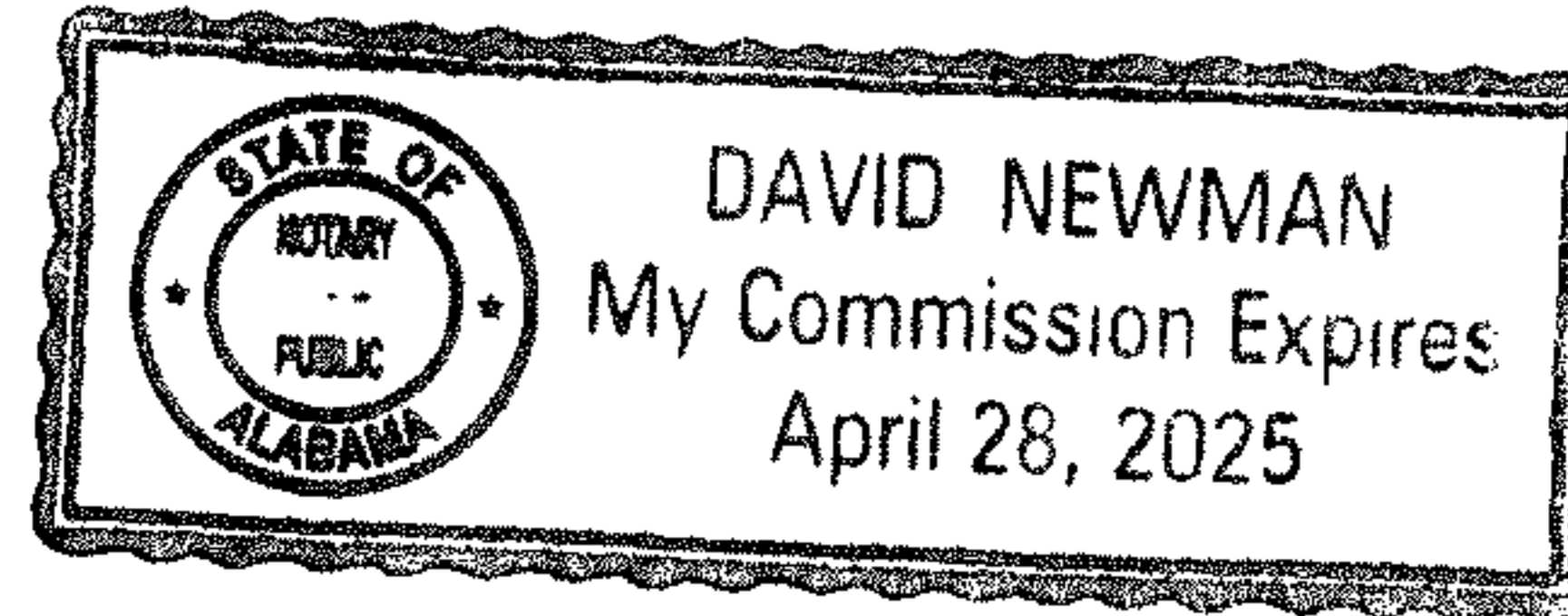
Given under my hand and official seal this the 15th day of February, 2022.



Notary Public, State of \_\_\_\_\_

Printed Name of Notary \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/24/2022 10:34:14 AM  
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