

Send tax notice to:
MARIE ANNE JUBINVILLE
606 MORNING SUN DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2022444T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MY PLACE RENTALS, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 1222 Edenton St, Birmingham AL 35242 (hereinafter referred to as "Grantor") by **MARIE ANNE JUBINVILLE** whose property address is: **606 MORNING SUN DRIVE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 606, 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:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not due and payable until October 1, 2022.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Horizon, a Condominium, as recorded in Map Book 28, page 141, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, including those recorded in Instrument #1994-03407; Deed Book 32, page 48 and Instrument #2000-42310.
4. Covenants, Conditions and Restrictions as recorded in Instrument #2001-40927.
5. Ratification of Agreement recorded in Instrument #20110623000183770 and in Instrument #20120514000171330.
6. Articles of Incorporation of Horizon Homeowners' Association, Inc. recorded in Instrument #2001-40922 together with By-Laws recorded in #2001-40923.
7. Sewer and drainage easement recorded in Real Volume 86, page 349.
8. Sewer line easement and connection agreement recorded in Real Volume 43, page 611; modified in Real Volume 86, page 355 and Instrument #1994-03406.
9. Easement and Agreement recorded in Real Volume 356, page 288.
10. Right of way in favor of Alabama Power Company recorded in Deed Book 75, page 649 and Real Volume 2, pages 792 and 797.
11. Agreement to SWWC Utilities, Inc. recorded in Instrument #20120514000171850.
12. RIGHTS OF REDEMPTION remain in effect: All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 1/19/22 and recorded on 2/09/22 in Instrument #20220209000058860, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, MY PLACE RENTALS, LLC, by Ellen A Nunley, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26 day of August, 2022.

My Place Rentals, LLC

Ellen A. Nunley
BY: Ellen A Nunley
ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ellen A Nunley, whose name as Member of My Place Rentals, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 26 day of August, 2022.

[Signature]
Notary Public
Print Name: Brittani
Commission Expires: NOV 24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/29/2022 02:40:41 PM
\$190.00 BRITTANI
20220829000337670

Alli S. Boyd