

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Terry W. Gray Jr.
Kristy Stith Gray
2224 Cahaba Valley Drive
Suite B1
Birmingham, AL 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty-Eight Thousand and no/100 Dollars (\$168,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Brian Daulton Hart, an unmarried man, as Personal Representative and Devisee of the Estate of Judith Marie Plexico, deceased, Case No. PR-2021-000663 in the Probate Court of Shelby County, Alabama, Darrell Franklin Hart, an unmarried man and Jeffrey Michael Hart, a married man, as Devisees of the Estate of Judith Marie Plexico, deceased, Case No. PR-2021-000663, in the Probate Court of Shelby County, Alabama,** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Terry W. Gray Jr. and Kristy Stith Gray** hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A".

The property conveyed herein is not the homestead of Jeffrey Michael Hart nor that of his spouse.

Effective date of deed is 10/4/2022.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

* * *

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s)
and seal(s) this 3rd day of October, 2022


**Brian Daulton Hart, as Personal
Representative and Devisee of the
Estate of Judith Marie Plexico,
deceased, Case No. PR-2021-000663
in the Probate Court of Shelby
County, Alabama**

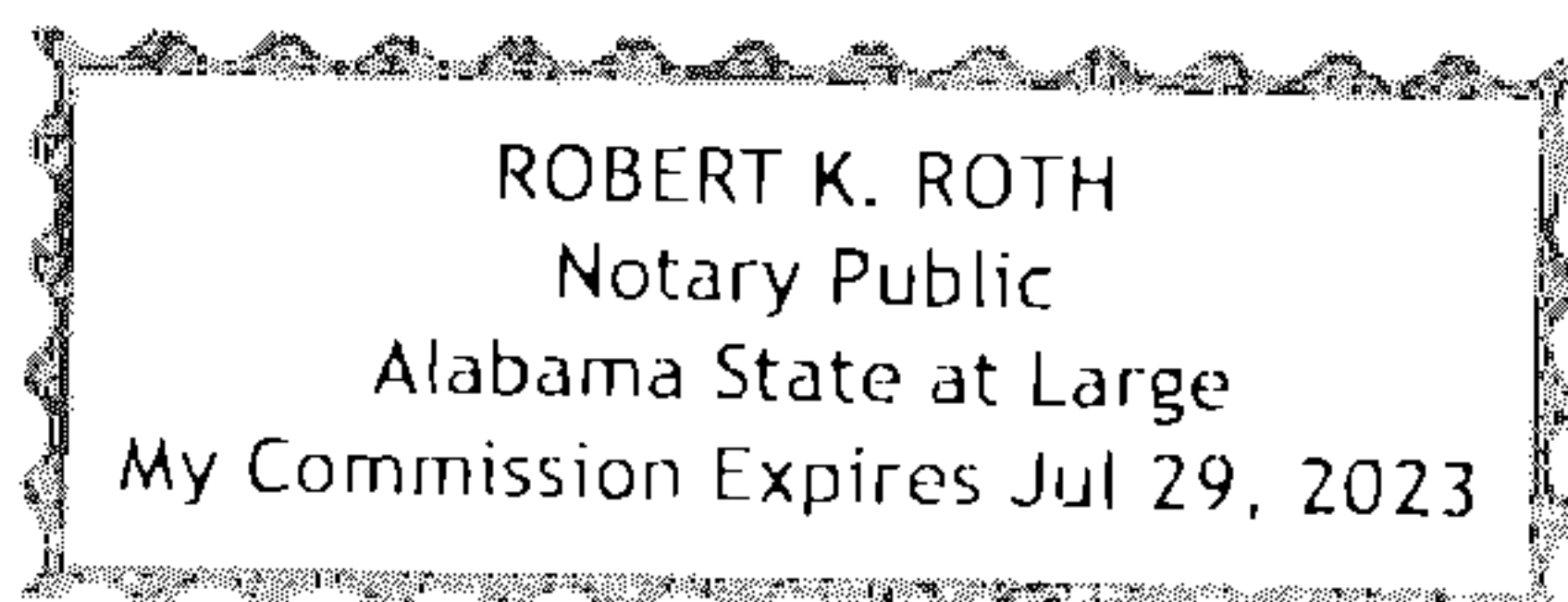
STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that **Brian Daulton Hart, as Personal Representative and Devisee of the Estate
of Judith Marie Plexico, deceased, Case No. PR-2021-000663 in the Probate Court
of Shelby County, Alabama**, whose name is signed to the foregoing conveyance, and
who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he, in his capacities as Personal Representative and Devisee,
executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 3 day of October,
2022.


Notary Public

My commission expires:



IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s)
and seal(s) this 3rd day of October, 2022

Darrell Franklin Hart, as Devisee
**Darrell Franklin Hart, as Devisee of
the Estate of Judith Marie Plexico,
deceased, Case No. PR-2021-000663
in the Probate Court of Shelby
County, Alabama**

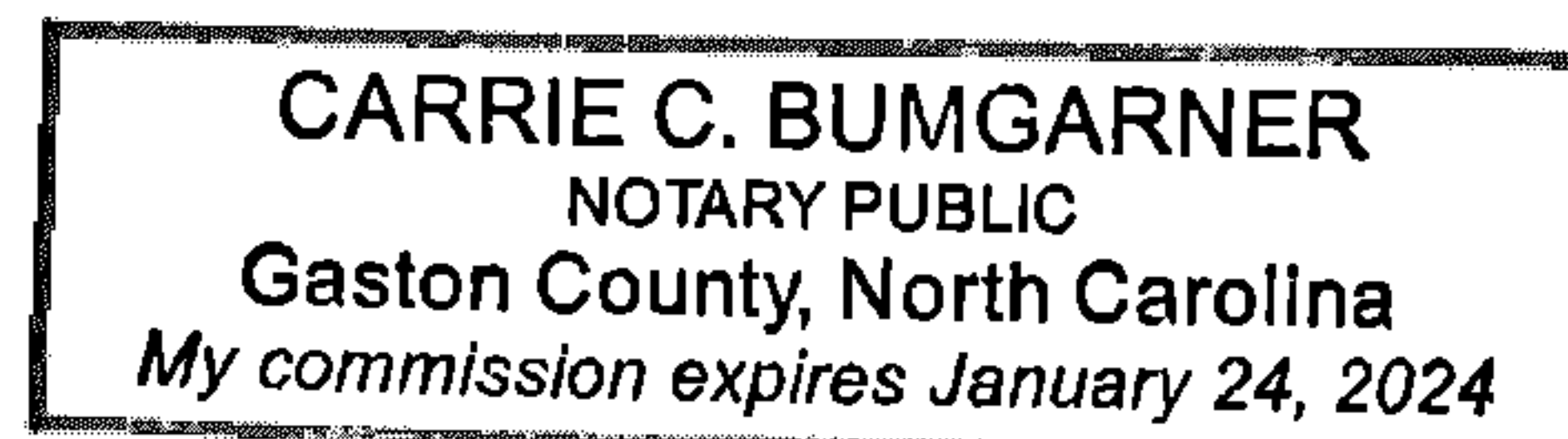
STATE OF North Carolina
COUNTY OF Gaston

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that **Darrell Franklin Hart, as Devisee of the Estate of Judith Marie Plexico,
deceased, Case No. PR-2021-000663 in the Probate Court of Shelby County,
Alabama**, whose name is signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the
conveyance, he, in his capacity as Devisee, executed the same voluntarily and as his act
on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2022.

Carrie C. Bumgarner
Notary Public

My commission expires: January 24, 2024



IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s)
and seal(s) this 3 day of October, 2022



**Jeffrey Michael Hart, as Devisee
Of the Estate of Judith Marie
Plexico, deceased, Case No. PR-
2021-000663, in the Probate Court
of Shelby County, Alabama**

STATE OF Georgia
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that **Jeffrey Michael Hart, as Devisee of the Estate of Judith Marie Plexico,
deceased, Case No. PR-2021-000663 in the Probate Court of Shelby County,
Alabama**, whose name is signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the
conveyance, he, in his capacity as Devisee, executed the same voluntarily and as his act
on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2022.

My commission expires: 3/14/2025

Notary Public

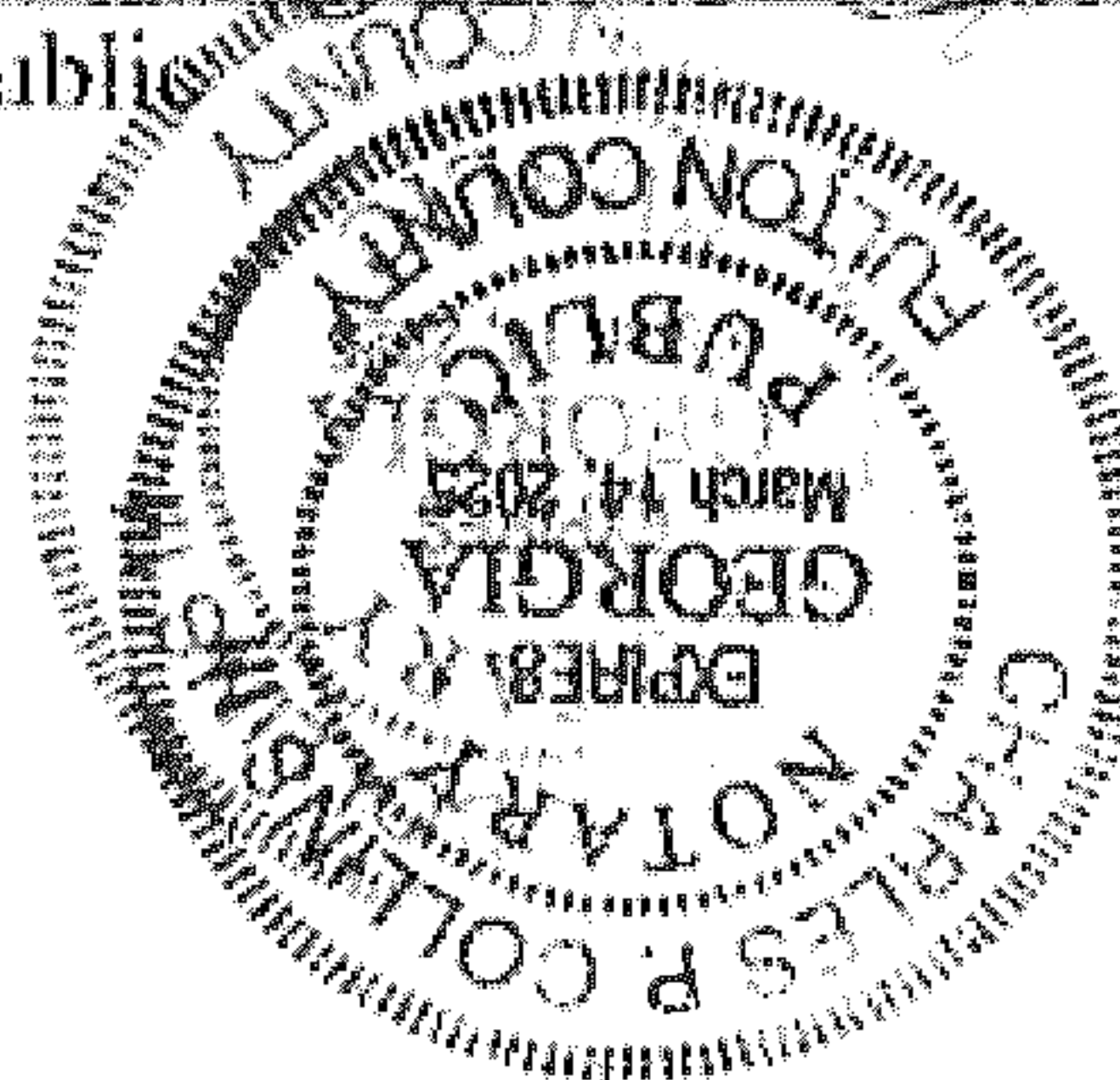


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2022296

Unit 1803, 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.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Estate of Judith Marie Plexico,
deceased, Case No.
PR-2021-000663, Probate Court of
Shelby County, Alabama

Grantee's Name Terry W Gray Jr

Mailing Address 2529 E. Ashford Park Dr
Foley AL 36535

Mailing Address 109 Austin circle
Birmingham, AL 35242

Property Address 1803 Morning Sun Cir.
Birmingham, AL 35242

Date of Sale October 04, 2022
Total Purchase Price \$168,000.00

or
Actual Value _____

or
Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale
_____ Sales Contract
_____ Closing Statement

_____ Appraisal
_____ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/21, 2022

Print Estate of Judith Marie Plexico, deceased, Case No.
PR-2021-000663, Probate Court of Shelby County,
Alabama

Sign

[Signature]
Form RT-1

Unattested



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2022 01:45:37 PM
\$211.00 BRITTANI
20221005000380740

Allen S. Boyd