

WARRANTY DEED

20221011000385330
10/11/2022 10:04:02 AM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Sidney J Fisher
416 Morning Sun Dr
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Empire Beauty & Barber, LLC

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

Sidney J Fisher

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Unit 416, 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, and recorded in the Record Plat of Horizon, a Condominium 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 the Articles of Incorporation for Horizon Condominium Association, Inc. as recorded in Instrument 2001-40923, 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.

\$150,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

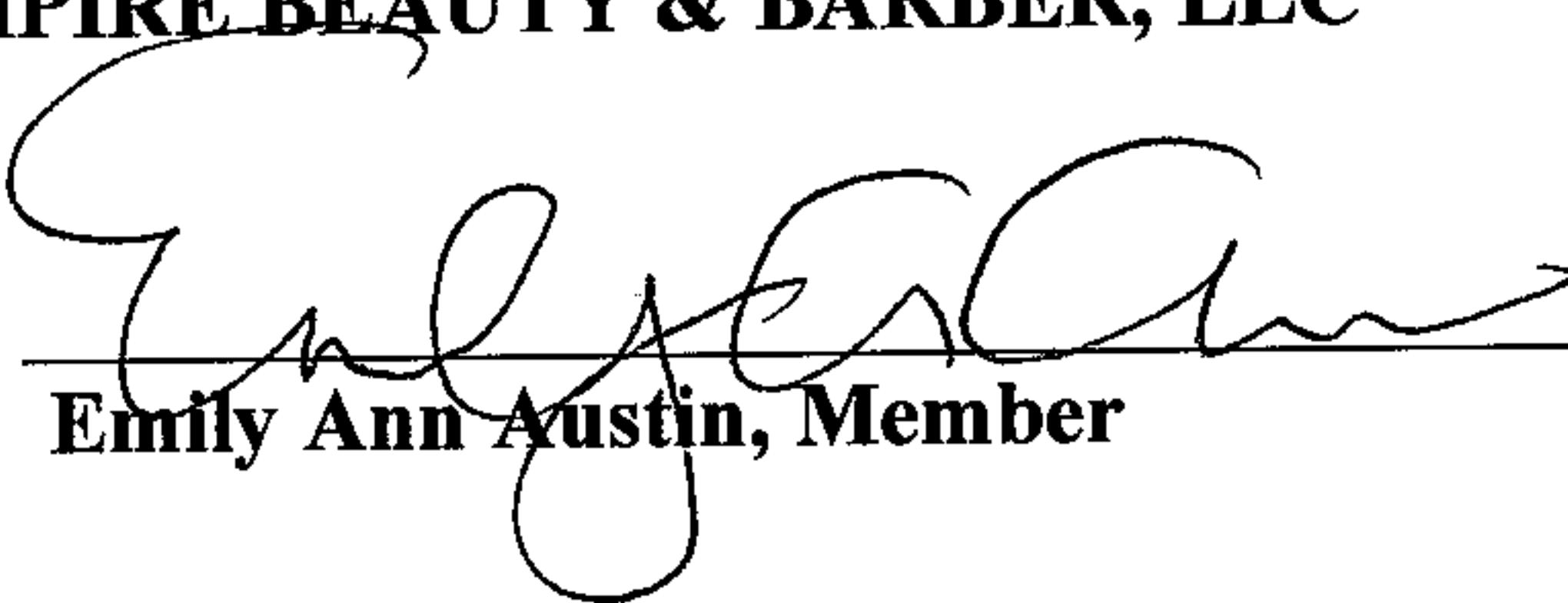
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted 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 premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 11th day of October, 2022.

EMPIRE BEAUTY & BARBER, LLC

By: 
Emily Ann Austin, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2022 10:04:02 AM
\$23.00 JOANN
20221011000385330

Allie S. Boyd

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Emily Ann Austin as Member of **Empire Beauty & Barber, LLC** 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, Emily Ann Austin in her capacity as Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this October 11, 2022.

My Commission Expires:

Luke A. Henderson
Notary Public

Grantor's Address: 3116 Lake Highland Ln. Birmingham, AL 35242

Property Address: 416 Morning Sun Dr Birmingham, AL 35242

