

Send Tax Notice to:

**Brannon Forbus  
Keri Hayes  
301 Morning Sun Drive  
Birmingham, AL 35242**

[Space Above This Line for Recording Data]

## **SURVIVORSHIP WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **One Hundred Twenty-five Thousand One Hundred and 00/100s Dollars (\$125,100.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Corey Frazier and Caroline Frazier, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 2314 Discovery Court, La Vergne, TN 37086 grant, bargain, sell and convey unto, **Brannon Forbus and Keri Hayes** herein referred to as grantees) whose mailing address is **301 Morning sun Drive, Birmingham, AL 35242** for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address: **301 Morning Sun Drive, Birmingham, AL 35242** to wit:

Unit 301, 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 is attached as Exhibit "D" together with the 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 ad valorem taxes for the current year, and subsequent years.

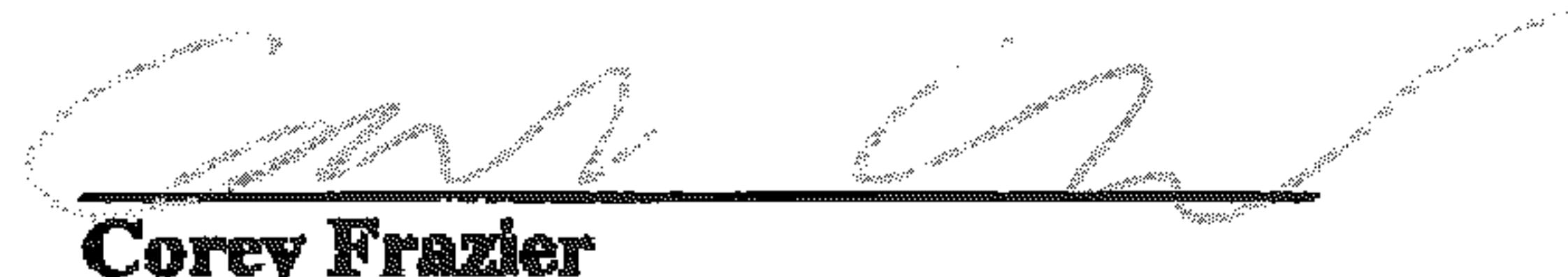
Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 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 4<sup>th</sup> day of

April, 2023



Corey Frazier



Caroline Frazier

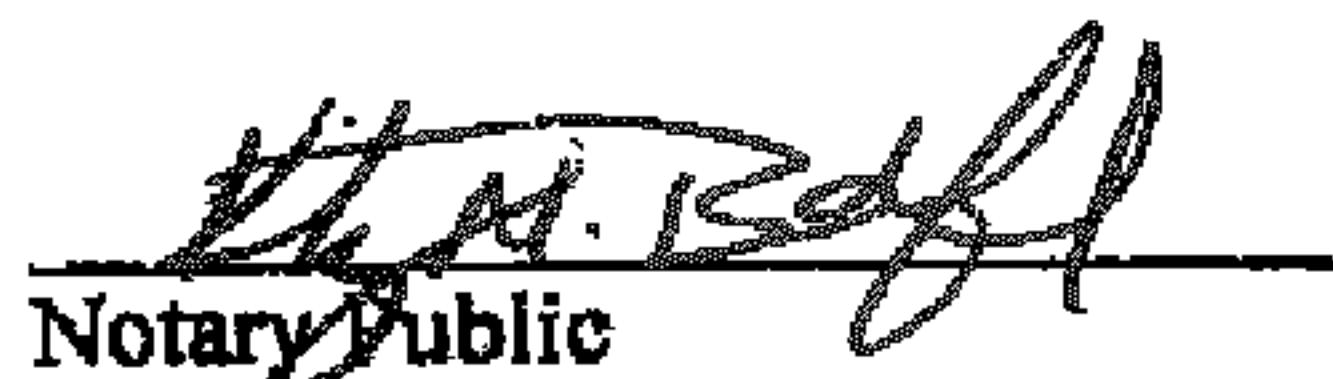
STATE OF Tennessee

Rutherford COUNTY ss:

I, Kristy N. Bradford, a Notary Public in and for said county in said state, hereby certify that **Corey Frazier** and **Caroline Frazier** whose name(s) 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 this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 4<sup>th</sup> day of April, 2023

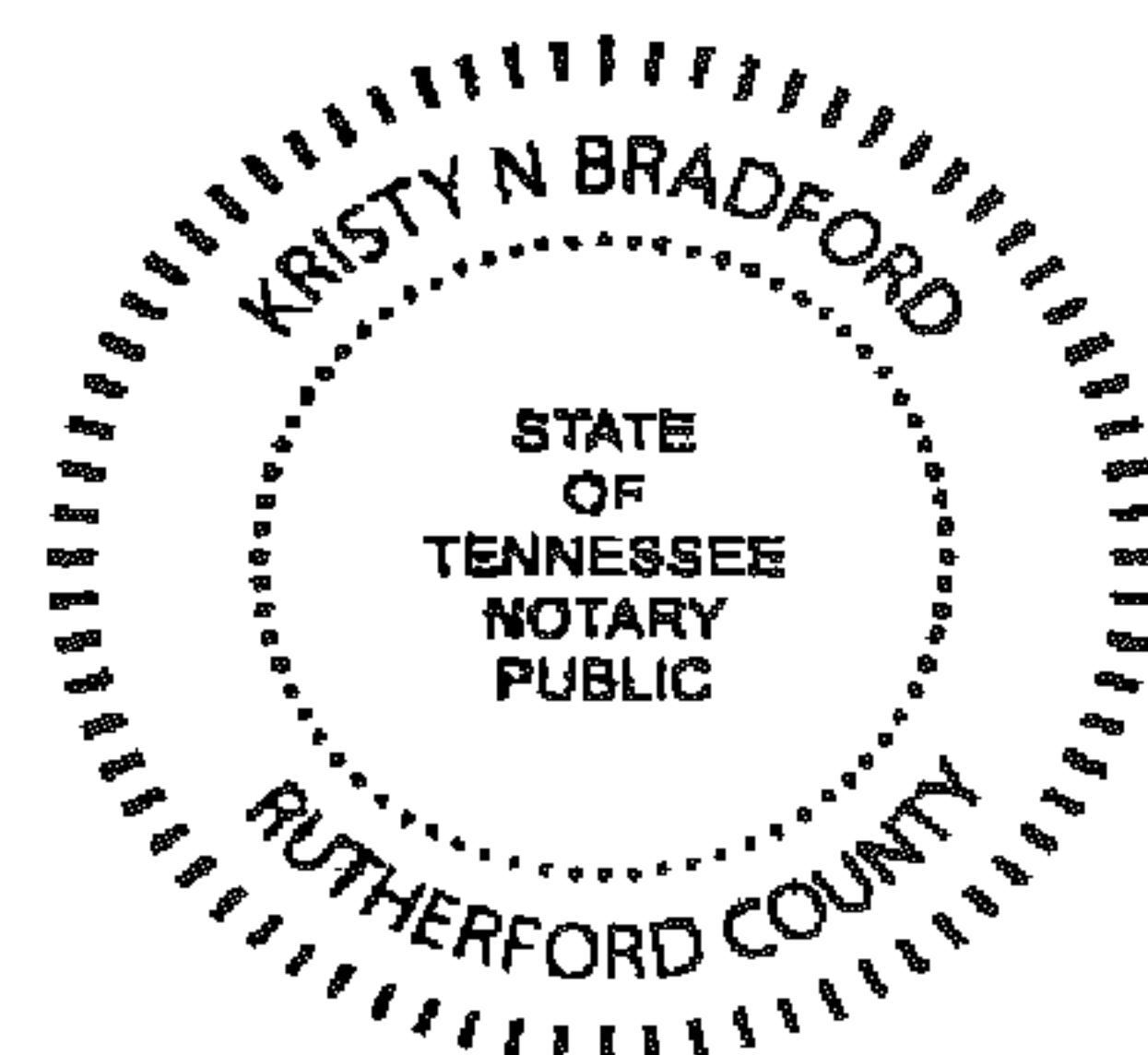
My Commission Expires:

  
Notary Public

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr., LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
(205) 410-7591  
ATE3550A



My Commission Expires August 17, 2025

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/07/2023 01:38:16 PM  
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