

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 4th day of April, 2023

Corey Frazier
Corey Frazier

Caroline 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.

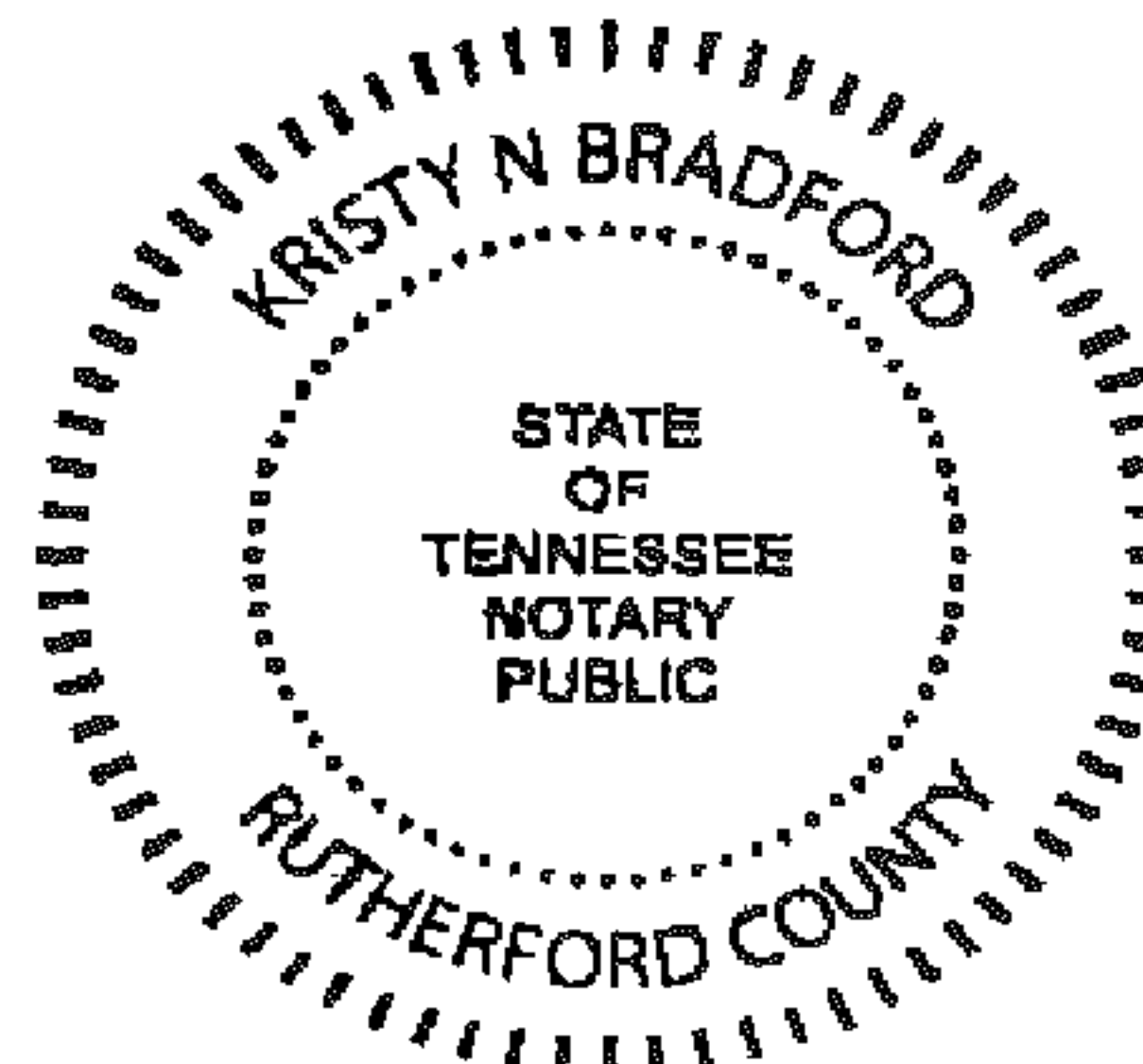
WITNESS my hand and official seal in the county and state aforesaid this the 4th day of April, 2023

My Commission Expires:

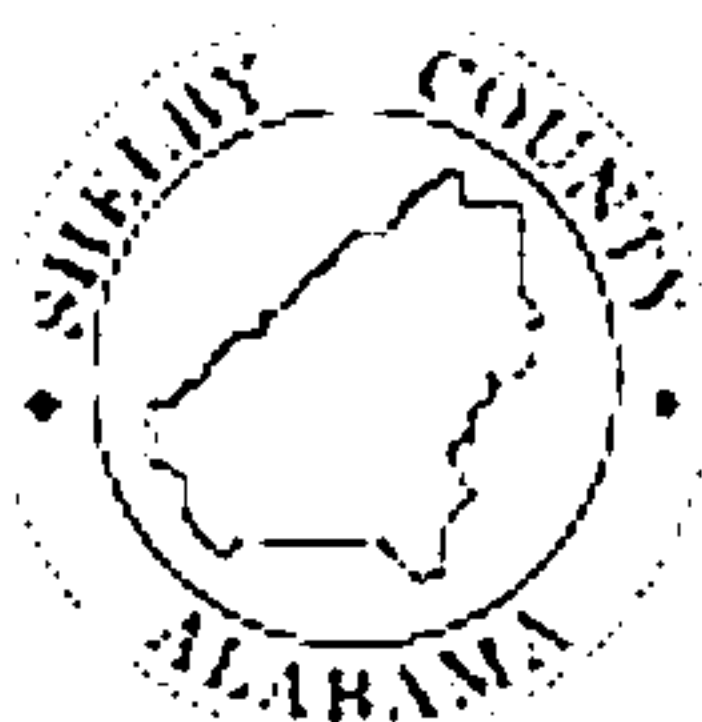
Kristy N. Bradford
Notary Public

(SEAL)

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
ATB3550A



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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Allie S. Bayl