

STATE OF ALABAMA  
COUNTY OF SHELBY



20230601000163650 1/3 \$168.00  
Shelby Cnty Judge of Probate, AL  
06/01/2023 10:47:21 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **MARIA H. GOODSON**, a single woman, the **GRANTOR**, for and in consideration of the sum of **ONE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$140,000.00)** and other good and valuable consideration hereby acknowledged to have been paid to the said **GRANTOR** by **REI HOUSE BUYERS LLC**, an Arizona limited liability company, the **GRANTEE**, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said **GRANTEE**, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

**Unit 1702, 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 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.**

**Property Address: 1702 Morning Sun Circle, Birmingham, AL 35242**

**THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE SUBJECT TO THE FOLLOWING:**

1. Any and all reservations, restrictions, easements, right of ways, covenants and/or encumbrances which may appear of record in the Probate Court Records.
2. Building setback lines, drainage and utility easements and restrictions as shown on the recorded plat of said subdivision.
3. Ratification Agreement as contained in Instrument Number 2011062300183770 and re-recorded in Instrument Number 20120514000172290.
4. Declaration of Condominium of Horizon, a condominium as recorded in Instrument Number 2001-40927 and recorded in Map Book 28, Page 141.
5. Rights of the Horizon Condominium Owners Association, Inc. to assess liens or charges, if that right exists in the By-Laws of said Association.

**TOGETHER WITH ALL AND SINGULAR** the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **GRANTEE**, and to the successors and assigns of such **GRANTEE**, in fee simple, **FOREVER**.

**AND**, except as to the above and taxes hereafter falling due, which are assumed by the **GRANTEE**, the **GRANTOR**, for **GRANTOR** and for the heirs and assigns of **GRANTOR**, does hereby **COVENANT AND WARRANT** to and with the said **GRANTEE**, and the successors and

assigns of said **GRANTEE**, that **GRANTOR** is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same; that **GRANTOR** is in quiet and peaceable possession thereof; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and **GRANTOR** does hereby **WARRANT AND WILL FOREVER DEFEND** the title to said real property, and the possession thereof, unto the said **GRANTEE**, and the successors and assigns of said **GRANTEE**, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the **GRANTOR** has set her hand and seal on this 17<sup>th</sup> day of May, 2023.

Maria H. Goodson  
MARIA H. GOODSON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **MARIA H. GOODSON** whose name 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 instrument, she executed the same voluntarily on the same day this bears date.

Given under my hand and seal on this 17<sup>th</sup> day of MAY, 2023.



John Robin Mason  
Notary Public  
My Commission Expires  
June 1, 2025

John Robin Mason  
NOTARY PUBLIC  
My Commission Expires:

My Commission Expires:  
June 1, 2025

*This instrument prepared by:*  
Leigh L. Pipkin, Esquire  
Pipkin & Associates, LLC  
3173-B Dauphin Street  
Mobile, AL 36606  
(251) 478-9800



20230601000163650 3/3 \$168.00  
Shelby Cnty Judge of Probate, AL  
06/01/2023 10:47:21 AM FILED/CERT

---

REAL ESTATE SALES VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975).  
The undersigned Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

Grantor's Name MARIA H. GOODSON  
Mailing Address 1047 JACKSON ST. SE  
TRUFAIR, AL 35241

Grantee's Name MARK REI House Buyers  
Mailing Address 515 Grant St.  
Phoenix, AZ 85004

Property Address 1702 Morning Sun  
BIRMINGHAM, AL 35242 CR.

Date of Sale 5-17-23  
Total Purchase Price: \$ 140,000  
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;  Appraisal;  Sales Contract;  Closing Statement;  Other

---