

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

Shelby County, AL 06/01/2023
State of Alabama
Deed Tax: \$140.00



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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 the 17th 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 17th 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



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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
Decatur, AL 35601

Grantee's Name 401 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 _____